

**EL DORADO COUNTY DEVELOPMENT SERVICES  
PLANNING COMMISSION  
STAFF REPORT**



**Agenda of:** February 12, 2009  
**Item No.:** 12  
**Staff:** Aaron Mount

**GENERAL PLAN AMENDMENT/REZONE/PARCEL  
MAP/PARCEL MAP AMENDMENT**

**FILE NUMBER:** A07-0017/Z07-0053/P07-0048/P76-0466-C

**APPLICANT:** Lorrie Stark and Jerry Stark

**AGENT:** Ted Woessner

**REQUEST:** The project consists of the following requests:

1. General Plan amendment for APN 102-070-17 from Rural Residential (RR) to Low Density Residential (LDR).
2. Zone change for APN 102-070-17 from Estate Residential Ten-Acre (RE-10) to Estate Residential Five-Acre (RE-5).
3. Tentative parcel map for APN 102-070-17 to create four lots five acres in size on a 20 acre site.
4. Request to amend Parcel Map PM12-119 for APNs 102-070-29 and 102-070-30 ~~107-020-30~~, to remove a 50-foot non-exclusive road and public utility easement.
5. Design waiver requests to:
  - a. Reduction in the required 10 foot shoulder to 2 feet as required in Section III(A)(12) of the Design Improvements Standards Manual; and
  - b. Allow a hammerhead "T" at road terminus in lieu of a cul-de-sac.

**LOCATION:** On the east side of Deer Valley Road, approximately two miles north of the intersection with Green Valley Road in the Rescue area, Supervisorial District IV. (Exhibit A)

**APNs:** 102-070-17, 102-070-29, and 102-070-30 ~~107-020-30~~

**ACREAGE:** 42 acres

**GENERAL PLAN:** Rural Residential (RR) (Exhibit B)

**ZONING:** Estate Residential Ten-Acre (RE-10) (Exhibit C)

**ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration

**RECOMMENDATION:**

Staff recommends the Planning Commission recommend that the Board of Supervisors take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines, Section 15074 (d) as incorporated in the Conditions of Approval and Mitigation Measures in Attachment 1;
3. Approve A07-0017 for APN 102-070-17 based on the findings in Attachment 2;
4. Approve Z07-0053 for APN 102-070-17 based on the findings in Attachment 2;
5. Conditionally approve parcel map application P07-0048 for APN 102-070-17 and
6. Conditionally approve map amendment P76-0466-C, amending Parcel Map PM12-119 for APNs 102-070-29 and 102-070-30 ~~107-020-30~~, subject to the conditions in Attachment 1, based on the findings in Attachment 2;
7. Approve the following design waivers since appropriate findings have been made as noted in Attachment 2:
  - a. Reduction in the required 10 foot shoulder to 2 feet as required in Section III(A)(12) of the Design Improvements Standards Manual; and
  - b. Allow a hammerhead "T" at road terminus in lieu of a cul-de-sac.

## STAFF ANALYSIS

Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the proposal and issues for Planning Commission consideration are provided in the following sections.

**Project Description:** General Plan amendment from RR to LDR, rezone from RE-10 to RE-5, and a parcel map creating four lots five acres in size from a 20 acre site for APN 102-070-17 and a parcel map correction to amend Parcel Map P12-119 to remove and relocate a 50-foot non-exclusive road and public utility easement for APNs 102-070-29 and 102-070-30 ~~107-020-30~~. An onsite road would be developed to provide access to the proposed parcels. Water supply would be from individual wells and sewage disposal would be individual septic systems.

**Site Description:** The project site consists of a slope that drains into Martel Creek in the Rescue area. The site is situated between 1,260 and 1,480 feet above mean sea level with slopes varying from six percent on a knoll between two channels northwest of the existing house to 23 percent on the west facing slope east of the existing house. The project parcel is accessed by Deer Valley Road, which is a County maintained road. Improvements include an existing house and driveway.

The soils on the site are gabbro-derived, classified within the Rescue Series (USDA 1974). The soil types are Rescue sandy loam (ReB and ReC), rescue very stony sandy loam (RfC and RfD), and Rescue extremely stony sandy loam eroded (RgE2). Rescue sandy loam is found in the four acres just east of Deer Valley Road and is replaced by Rescue very stony loam over much of the remainder of the property. Rescue extremely stony sandy loam is found at the southeast corner of the property.

Four drainage channels are located on the project site. The main drainage, Martel Creek, flows southwesterly across the western portion of the project site. Martel creek is an intermittent tributary to Sweetwater Creek, which it joins about two miles northwest of the project site. Sweetwater Creek flows northwesterly another two miles to the South Fork American River arm of Folsom Lake. Channel A, an unnamed tributary to Martel Creek, flows southerly from a seasonal pond on an adjoining parcel, and joins Martel Creek near the south boundary of the project site. The remaining two channels are gullies or swales draining into Martel Creek. The existing driveway crosses Channel A and Martel Creek.

**Adjacent Land Uses:**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>Site</b>	RE-10	RR	Single Family Residence
<b>North</b>	RE-10	RR	Single Family Residences
<b>East</b>	RE-5	LDR	Single Family Residences
<b>South</b>	RE-10	RR	Single Family Residences/Undeveloped
<b>West</b>	RE-5	LDR	Single Family Residences

Discussion: The proposed general plan amendment from RR to LDR, rezone from RE-10 to RE-5, and the creation of four parcels would be consistent with potential and existing densities to the east and west of the project parcel. The project would not result in land uses that would alter the rural residential character of the area.

**Access and Circulation**

Proposed project access would be Deer Valley Road, a County maintained road, and a proposed on-site road to serve the four parcels that would be developed to a width of twenty feet. The on-site road would be privately maintained and DOT has included a condition of approval requiring a maintenance entity be formed for this purpose. The Rescue Fire Protection District reviewed the project proposal and concluded that the project would result in adequate emergency access to any potential residential structures with the implementation of the conditions of approval included in Attachment 1 of the staff report.

**Design Waivers**

Design waivers requests have been submitted to: (1) Reduction in the required 10 foot shoulder to 2 feet as required in Section III(A)(12) of the Design Improvements Standards Manual and; (2) To allow a hammerhead "T" at the road terminus. Design waiver justification submitted by the applicant is included as Exhibit H. DOT and Rescue Fire are supportive of both design waivers. The addition of ten foot shoulders would cause further impact to the stream crossings and native oak canopy. Approval of a hammerhead "T" at the terminus of the road would reduce grading impacts by 50 percent compared to development of a cul-de-sac, while achieving the same intent of a fire safe turn around. A fire safe plan is a condition of approval and would fully evaluate compliance with fire safe regulations for the site.

**Fire**

The Rescue Fire Protection District reviewed the proposed project and would require an approved fire safe plan. The fire district had no concerns with the requested design waivers as discussed above. Fire issues are addressed within the project's conditions of approval.

### **Land Use Compatibility**

As discussed above, the subject site is surrounded by residential uses. The existing lots to the east and west range in size from five to seventeen acres and to the north and south they range from ten to twelve acres. The proposed project would create four five-acre lots from a twenty acre site.

The RR General Plan land use designation allows a density of one dwelling unit per 10 to 160 acres while the LDR General Plan land use designation allows a maximum allowable density of one dwelling unit per 5 acres. The current General Plan land use designation would permit a maximum density of two lots and the proposed General Plan amendment would increase the density to four lots. Therefore, this project would provide an appropriate residential density with adequate circulation and access and is compatible and consistent with the surrounding land uses pursuant to General Plan Policy 2.2.5.21.

### **Oak Tree Canopy**

Existing project oak tree canopy coverage is estimated at 45 percent. Under General Plan Policy 7.4.4.4, Option A, 80 percent of the existing canopy must be retained. After road construction the project would retain 95 percent of the oak tree canopy at the site consistent with General Plan Policy 7.4.4.4, Option A. Development of individual lots would not remove oak canopy beyond the established retention requirement. Future development of the proposed lots would have the option of complying with either Option A or Option B of Policy 7.4.4.4 in accordance with the Oak Woodland Management Plan.

### **Sewer/Water**

Water is proposed to be provided by private wells and sewage disposal would be by individual septic systems. A wastewater disposal study was submitted and approved by Environmental Health for both septic capability and testing of the project sites existing well. The project is conditioned to provide a safe and reliable water supply for each parcel prior to filing of the parcel map. Final septic design would be approved at the building permit stage for each of the proposed parcels.

### **Special Setbacks**

General Plan Policy 7.3.3.4 requires development projects to be set back a minimum of 100 feet from all perennial streams, rivers, lakes, and 50 feet from intermittent streams and wetlands. The project site plan identifies these setbacks on the proposed parcel map and the proposed project is consistent with this policy. The tentative parcel map has been designed in a manner to avoid disturbances to the wetlands and Martel Creek. Development of the on-site road would include widening of two existing stream crossings used by the existing driveway which is exempt from Policy 7.3.3.4 but only when appropriate mitigation measures and Best Management Practices are incorporated into the project. Impacts related to the stream crossing are discussed in the Initial Study and have been mitigated to bring the potential impacts to a less than significant level.

## **General Plan:**

This project is consistent with the policies of the adopted El Dorado County General Plan. Findings for consistency with the General Plan are provided in Attachment 2. The policies and issues that affect this project are discussed below:

The proposed General Plan Amendment from RR to LDR is consistent with all other applicable policies of the General Plan including 2.2.1.2 and 2.2.5.21 concerning the project's land use compatibility with adjacent residential development lot sizes and overall project density. The current General Plan land use designation would permit a maximum density of two lots at the subject site and the proposed General plan amendment would increase the density to four lots.

The proposed project would have a minimal growth-inducing impact. The current General Plan land use designation of RR would permit a maximum of two lots at the subject site and the proposed General plan amendment to LDR would increase that amount to four lots. This is an increase in density from 1 dwelling unit per 10 acres to 1 dwelling unit per 5 acres. If the General Plan amendment is approved, the resultant land use pattern would leave an island of RR land use designation, however only 9 parcels would be included in this island and they would require additional discretionary approval to increase density. All future residential development such as second-residential units would be required to comply with County development standards and would pay project related impact fees. These include traffic related impacts fees, park and public facilities impacts fees, school impact fees, and other fees, as required by the County's Building Services and affected County agencies. Any future development must meet comprehensive County policies and regulations before grading and/or building permits could be issued.

**Policy 2.1.1.7** directs that *development be limited in some cases until such time as adequate roadways, utilities, and other public service infrastructure becomes available and wildfire hazards are mitigated.*

Discussion: As discussed above, the existing and proposed improvements would be adequate to serve the proposed subdivision.

**Policy 2.2.1.2:** states that the low-density residential land use designation *establishes areas for single-family residential development in a rural setting. The maximum allowable density shall be one dwelling unit per 5.0 acres.*

Discussion: The proposed project density is consistent with the density permitted under the LDR land use designation.

**Policy 2.2.5.3** includes 19 specific criteria to be considered in evaluating zone change requests.

Discussion: Staff has reviewed the zone change request against the 19 specific criteria under policy 2.2.5.3 and found that the proposal is consistent with applicable criteria such as groundwater

capability to support wells, septic and leach field capability, capacity of the transportation system serving the area, and existing land use patterns.

**Policy 2.2.5.21** directs that new development be compatible with the surrounding neighborhood.

Discussion: This project would provide a similar and consistent residential density between existing residential development of similar lot sizes. Therefore, the proposed project is compatible within the context of the surrounding land uses pursuant to General Plan Policy 2.2.5.21.

**Policy 5.7.1.1** directs that the applicant demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or would be provided concurrent with development.

Discussion: The project would be conditioned by the El Dorado County Department of Transportation to meet the minimum State Responsibility Area (SRA) Fire Safe Regulations for road surface and road width. The project would be required to meet the required fire safe requirements of the Rescue Fire Protection District which would be reviewed and approved by them prior to filing the parcel map.

**Policy 6.2.3.2** directs that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Discussion: As conditioned, and discussed under Access section above, the project would meet the intent of this policy. Fire issues are addressed within the project's conditions of approval.

**Zoning:**

The project includes a Rezone request which would amend the Zoning district from RE-10 to RE-5 and is consistent with the request for a General Plan amendment from RR to LDR. The proposed parcel map contains four parcels which are consistent with the RE-5 development standards identified within Section 17.28.210 of the Zoning Ordinance, including a minimum parcel size of five (5) acres, lot width, and minimum yard setbacks. The existing residential use at the subject site is permitted by right under Section 17.28.190.

**Parcel Map Correction:**

As part of the parcel map request, an undeveloped onsite road and public utility easement is to be abandoned and relocated in order to provide access to the proposed parcels. As this existing undeveloped easement provides legal access to adjacent parcels the request could not be fully achieved by the parcel map application. A parcel map correction for Parcel Map PM12-119 was submitted to amend the off-site portions of the subject easement. Parcel A of PM12-119 has an existing permitted encroachment onto Deer Valley road which provides alternative access. The design of the on-site road for the subject parcel map would provide access to Parcel B of P12-119 as shown on Exhibit H.

Pursuant to Section 66472.1 of the California Government Code (Subdivision Map Act), the map amendment can be approved because the removal of the 50-foot non-exclusive road and public utility easement, and relocation at the new location, would not adversely impact any public agency or any party with interest in this easement. The amendment, as proposed, conforms to Section 66474 and a certificate of correction would be filed to effect the relocation of the road and public utility easement.

Chapter 16.72 of the El Dorado County Code and Section 66472.1 of the Subdivision Map Act allows the amending of parcel maps by either filing a certificate of correction or amending the map. Should the Planning Commission approve the amendment, a certificate of correction is recommended by the County Surveyor's Office to effect the relocation of the road and public utility easement.

Section 16.72.040 of the County Code requires the approving authority make specific findings as set forth in Attachment 3.

Discussion: In order to approve the map amendment, the County must find that the amended map complies with the Government Code. An alternative easement exists for all affected parcel owners and utility companies. No utilities exist in the easement proposed to be abandoned as the easement is a "paper easement" that was never developed. The applicant has supplied a signed letter from the owner of the other two parcels, (APNs 102-070-29 and -30) with deeded rights to the easement that states they have no opposition to the map amendment.

Findings for approval of the amendment can be found in Attachment 2.

## **ENVIRONMENTAL REVIEW**

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project has a significant effect on the environment. Based on the Initial Study, staff finds that the project could have a significant effect on biological resources. However, the project has been modified to incorporate the mitigation measures identified in the Initial Study which will reduce the impacts to a level considered to be less than significant. Therefore, a Mitigated Negative Declaration has been prepared

This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$2,043 after approval, but prior to the County filing the Notice of Determination on the project. This fee, less a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,993.00 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

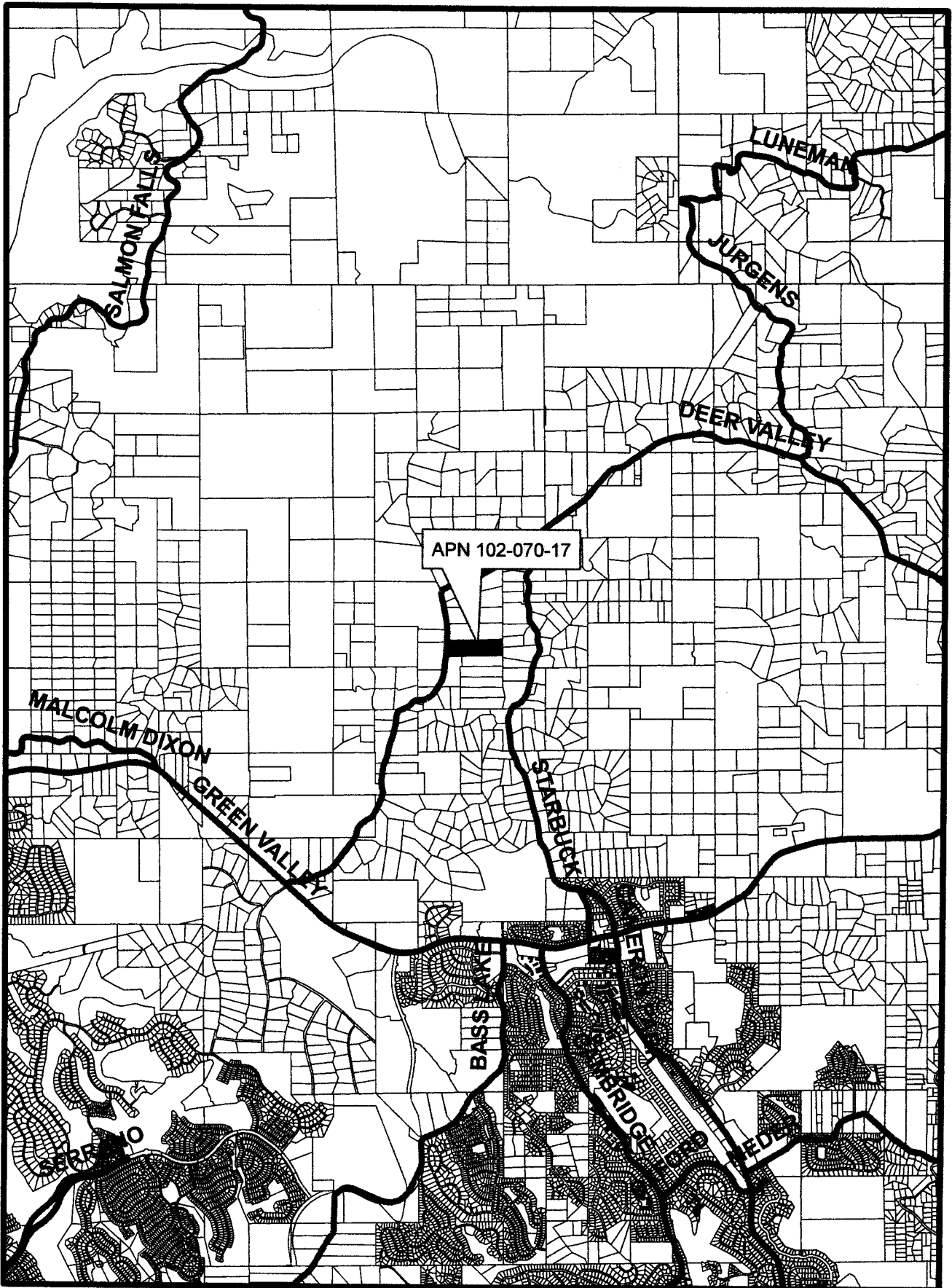


## SUPPORT INFORMATION

### Attachments:

Attachment 1 .....	Conditions of Approval
Attachment 2 .....	Findings
Exhibit A .....	Vicinity Map
Exhibit B .....	General Plan Land Use Map
Exhibit C .....	Zoning Map
Exhibit D .....	Tentative Parcel Map
Exhibit E .....	Slope Map
Exhibit F1-2 .....	Preliminary Grading & Drainage Plan
Exhibit G .....	Tree Canopy Analysis
Exhibit H .....	Parcel Map Amendment Exhibit
Exhibit I .....	Parcel Map P12-119
Exhibit J .....	Parcel Map P8-60
Exhibit K .....	Assessor's Map Bk. 102 Pg. 07
Exhibit L .....	Carlton Engineering Letter; Design Waiver Justification
Exhibit M .....	Carlton Engineering Letter; Narrative of Requested PM Amendment
Exhibit N .....	Environmental Checklist Form and Discussion of Impacts

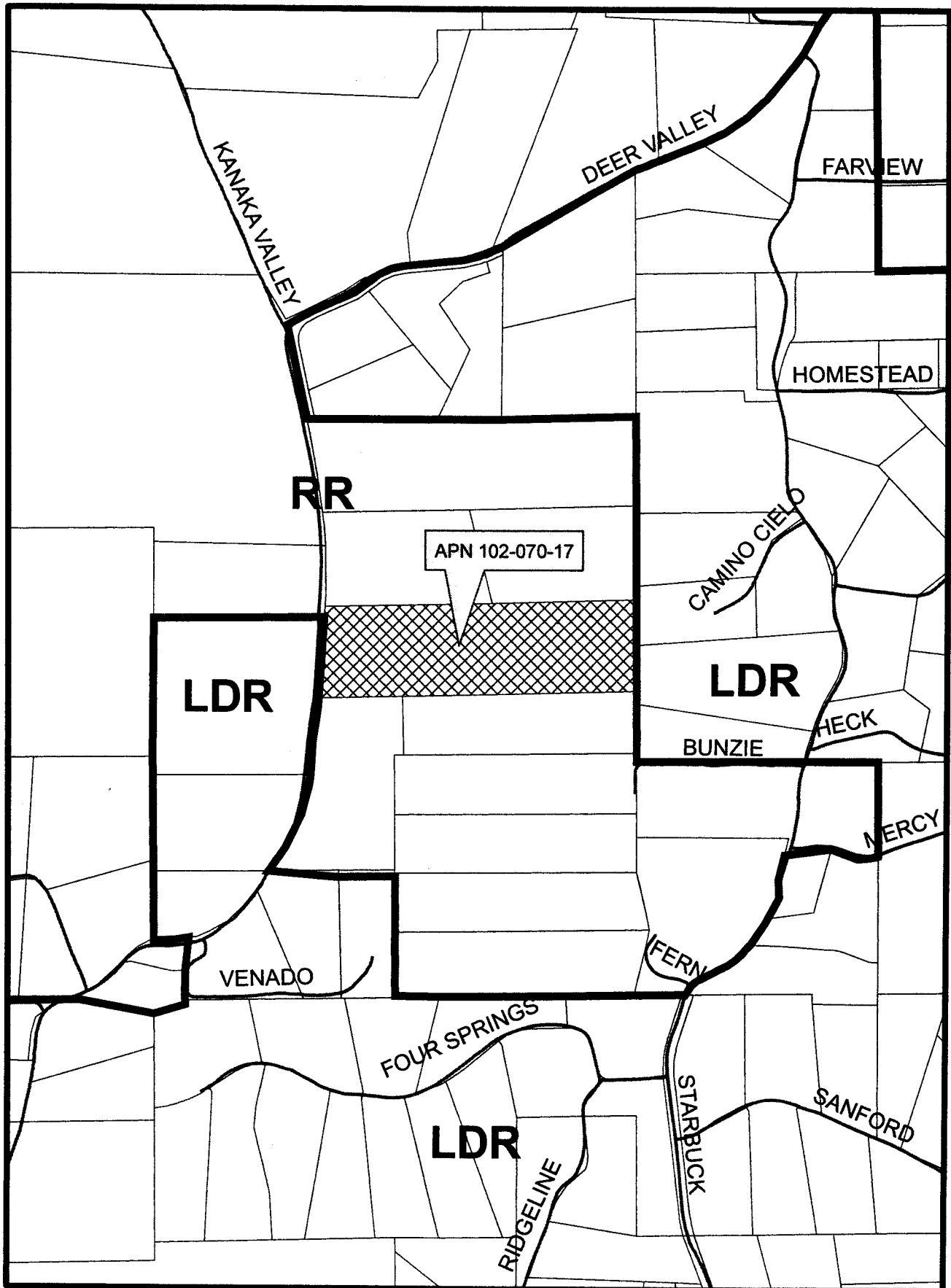
# EXHIBIT A: VICINITY MAP



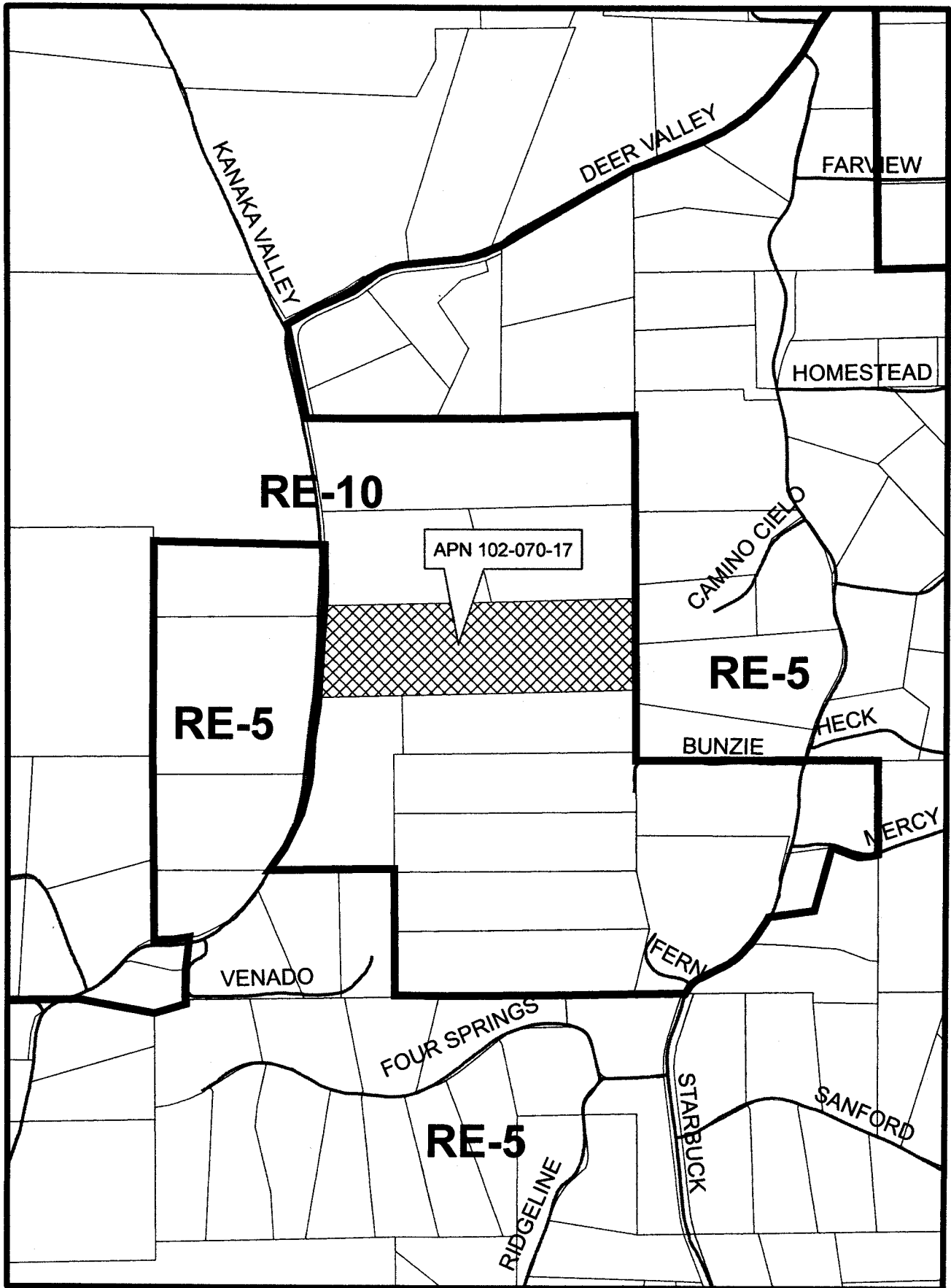
PERMIT # A07-17/Z07-53/P07-48/P76-466-C  
PREPARED BY AARON MOUNT



# EXHIBIT B: GENERAL PLAN LAND USE



# EXHIBIT C: ZONE DISTRICTS





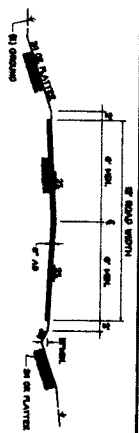


# EXHIBIT F-1

## CROSS - SECTION A



## CROSS - SECTION B



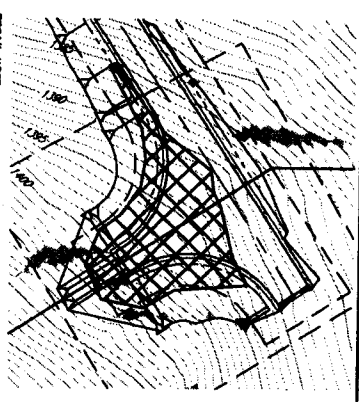
## NOTES

1. THIS PLAN SHOWS THE PROPOSED GRADING AND DRAINAGE FOR THE ROAD AND SIDEWALKS. THE ROAD AND SIDEWALKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CALIFORNIA HIGHWAY PAVEMENT DESIGN MANUAL, LATEST EDITION, AND THE SPECIFICATIONS OF THE CALIFORNIA HIGHWAY DESIGN MANUAL, LATEST EDITION.
2. THE ROAD AND SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CALIFORNIA HIGHWAY PAVEMENT DESIGN MANUAL, LATEST EDITION, AND THE SPECIFICATIONS OF THE CALIFORNIA HIGHWAY DESIGN MANUAL, LATEST EDITION.
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4. THE ROAD AND SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CALIFORNIA HIGHWAY PAVEMENT DESIGN MANUAL, LATEST EDITION, AND THE SPECIFICATIONS OF THE CALIFORNIA HIGHWAY DESIGN MANUAL, LATEST EDITION.
5. THE ROAD AND SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CALIFORNIA HIGHWAY PAVEMENT DESIGN MANUAL, LATEST EDITION, AND THE SPECIFICATIONS OF THE CALIFORNIA HIGHWAY DESIGN MANUAL, LATEST EDITION.

## LEGEND

- 0 PROPOSED RIGHT-OF-WAY BOUNDARY
- 1 EXISTING ROAD
- 2 EXISTING SIDEWALK
- 3 EXISTING UTILITY ALIGNMENT
- 4 EXISTING UTILITY
- 5 EXISTING UTILITY TIE-INS
- 6 EXISTING UTILITY TIE-INS
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## DETAIL



DETAIL NOTE:  
THE SHOWN AREA ABOVE INDICATES AN AREA IN WHICH THE REQUIRED  
OF SMALL SQUARE FROM THE 87 TO 88 87 FEET.

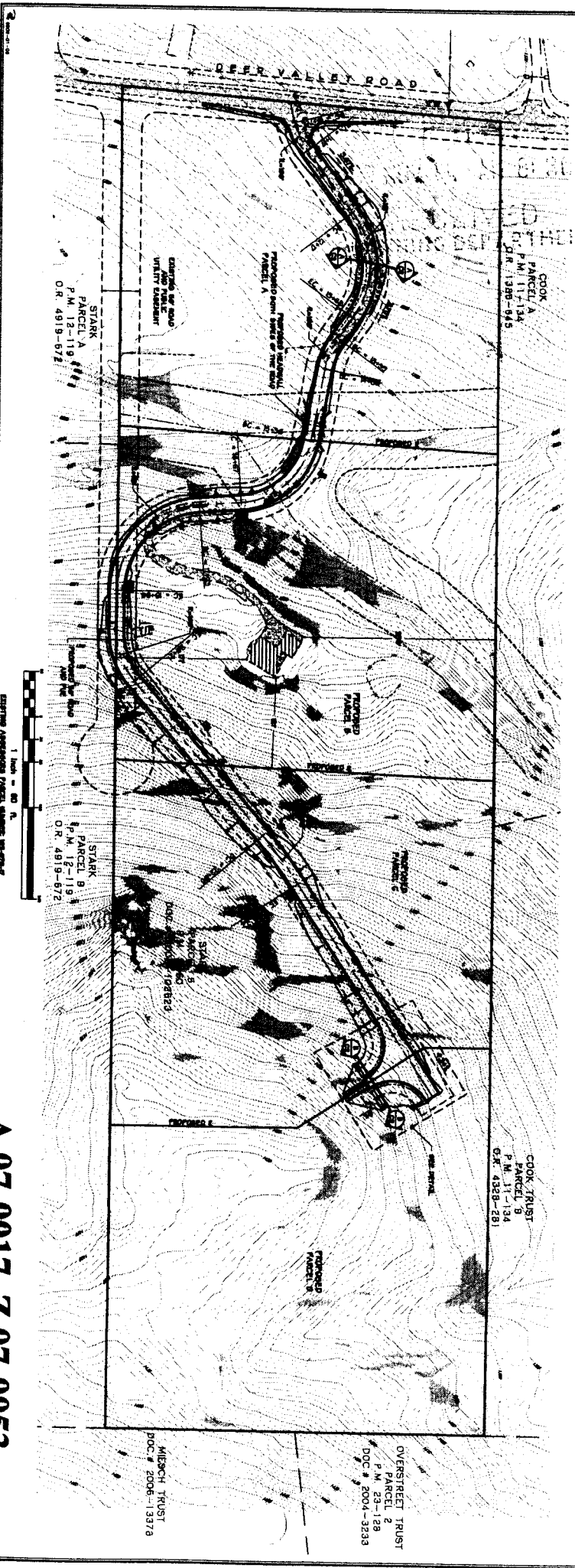
## Preliminary Grading & Drainage Plan for Tentative Map

DATE: July 2007  
COUNTY OF EL DORADO  
NOVEMBER 2007  
SCALE: 1" = 60'  
SHEET 1 of 2



OWNER / APPLICANT:  
LARRY STARK  
1000 DEER VALLEY ROAD  
DORADO, CA 95834

MAP PREPARED BY:  
CALTECH ENGINEERING, INC.  
3000 UNIVERSITY AVENUE  
DORADO, CA 95834



A 07-0017, Z 07-0053

P 07-0048

OVERSTREET TRUST  
PARCEL 2  
P.M. 53-128  
D.C. # 5004-3533

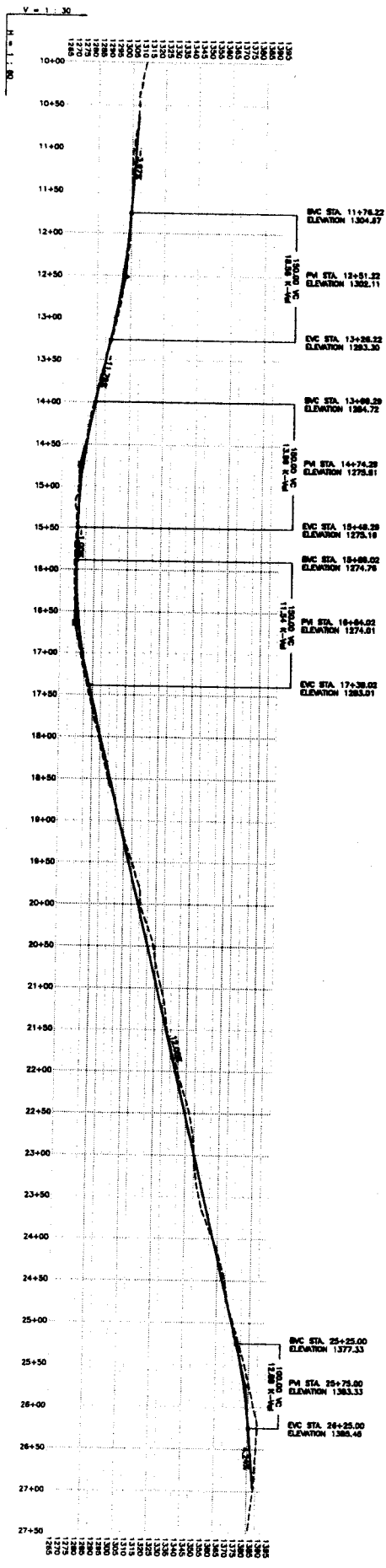
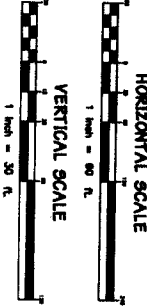
MIRSCH TRUST  
D.C. # 2008-13376

# EXHIBIT F-2

NOV 20 2007  
 COUNTY ENGINEERING DEPARTMENT

## Preliminary Grading & Drainage Plan

San Diego County - State of California  
 BEING PARCEL 5 OF PARCEL MAP 0-00 ALSO  
 BEING A PORTION OF THE NORTH HALF OF  
 SECTION 17, T. 9 N., R. 9 E., MDN.  
 COUNTY OF EL DORADO  
 NOVEMBER, 2007  
 SHEET 2 of 2  
 STATE OF CALIFORNIA



VERTICAL ALIGNMENT PARCEL NUMBER 00-00-04

A 07-0017, Z 07-0053  
 P 07-0048



# EXHIBIT G

## Tree Canopy Analysis

for Tentative Map

San Valley Road - San Jose 6609-01-05  
 BEING PARCEL 5 OF PARCEL MAP 8-48 ALSO  
 BEING A PORTION OF THE NORTH HALF OF  
 SECTION 9, T. 1. N. R. 8. E. M. 2.

COUNTY OF EL DORADO STATE OF CALIFORNIA  
 NOVEMBER, 2007 SHEET 1 of 1



OWNER / APPLICANT: LORIE STARK  
 2892 DEER VALLEY ROAD  
 REDDING, CA 96072  
 (530) 878-5180

MAP PREPARED BY: CALTON ENGINEERING INC.  
 2845 FORTY-NINTH ROAD  
 SHINGO SPRINGS, CA 96082  
 (530) 877-5835

### CANOPY COVER STANDARD

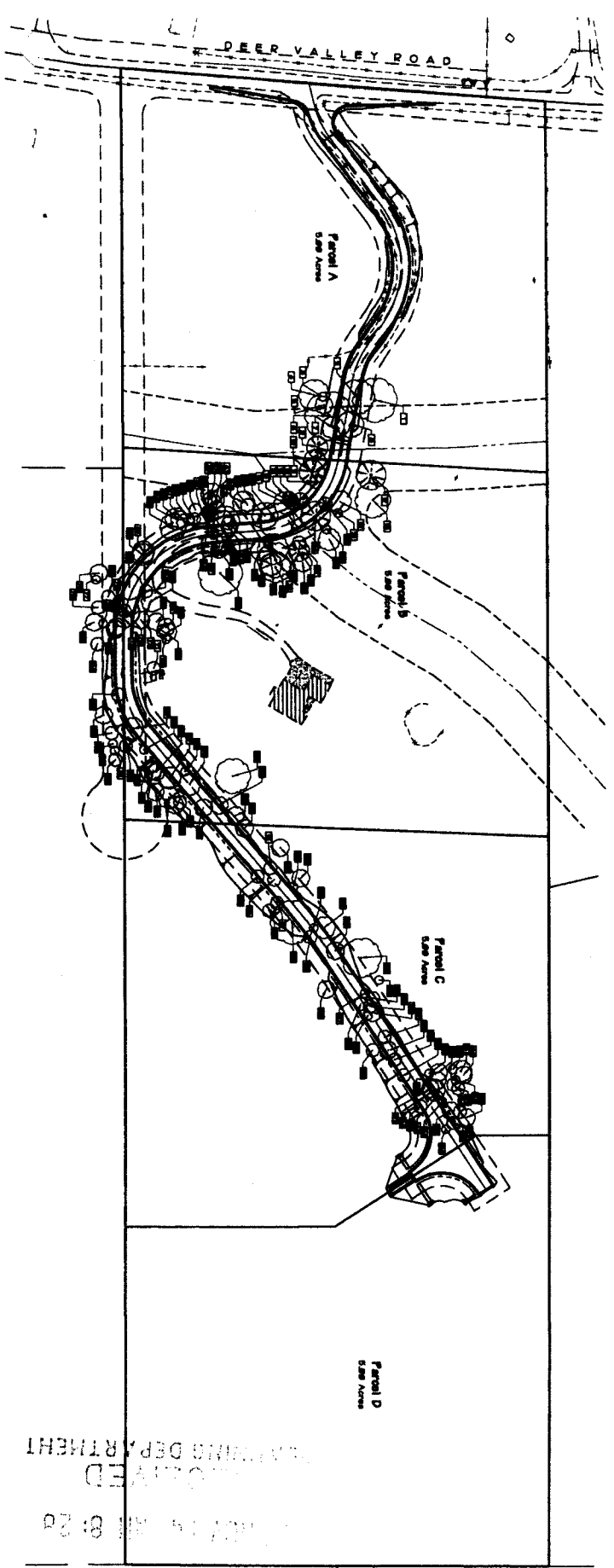
EXISTING CANOPY COVERAGE	PERCENT OF CANOPY COVER TO BE MAINTAINED
40 - 50 PERCENT	40 % OF EXISTING CANOPY
40 - 50 PERCENT	40 % OF EXISTING CANOPY
50 - 75 PERCENT	50 % OF EXISTING CANOPY
75 PERCENT OR MORE	75 PERCENT OR MORE

**SUMMARY**  
 SITE AREA - 67800 SQ. FT.  
 EXISTING TREE CANOPY AREA - 26000 SQ. FT.  
 EXISTING CANOPY COVERAGE - 40%  
 CANOPY AREA TO BE MAINTAINED - 10400 SQ. FT.  
 PERCENT OF CANOPY COVER MAINTAINED - 40%

### TREE REMOVAL TABLE

(TREES MAINTAINED IN THIS TABLE WITH AN APPLICABLE CHECK TO BE MAINTAINED)

NO.	SP. SPECIES	DBH	HT	COND.	REMARKS
1	...	...	...	...	...
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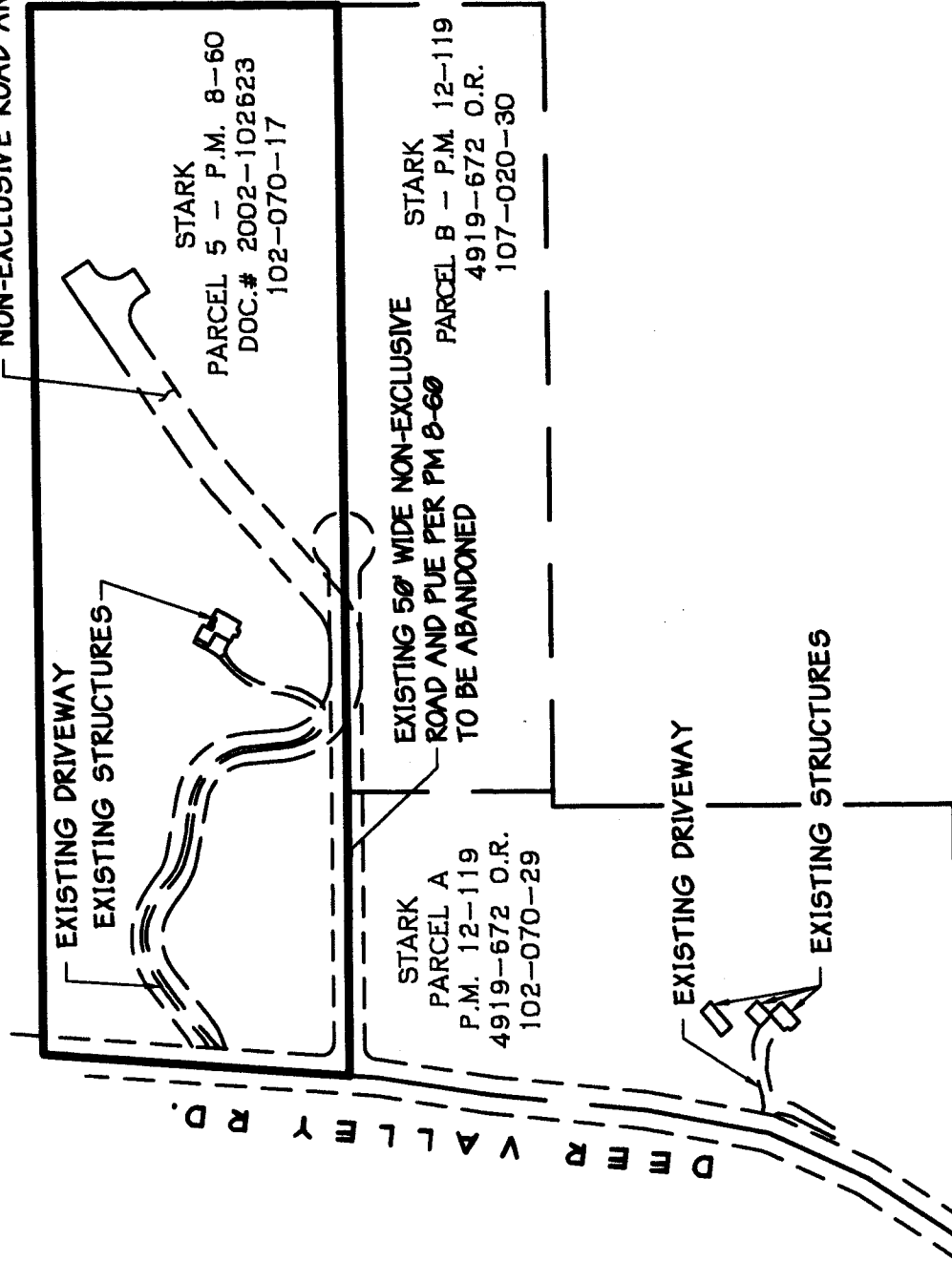
A 07-0017, Z 07-0053  
 P 07-0048

# EXHIBIT H



# Exhibit

PROPOSED 50' WIDE  
NON-EXCLUSIVE ROAD AND P.U.E.



# EXHIBIT I

**PARCEL MAP**  
 BEING PARCEL 6 FM B/60  
 A PORTION OF SECTION 17  
 T.10N, R.9E, M.R.M.  
 COUNTY OF EL DORADO, CALIFORNIA  
 SCALE: 1"=200 ~ OCTOBER 1976

GENE E. THORNE & ASSOCIATE  
 RCE 20462

**BASIS OF BEARINGS:**

THE MERIDIAN OF THIS SURVEY IS BASED UPON SOLAR OBSERVATION AND IS TRUE NORTH.

**SURVEYOR'S CERTIFICATE:**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF JERRY STARK ON AUGUST 20 1976. I HEREBY CERTIFY THAT IT CONFORMS TO THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF.



**COUNTY SURVEYOR'S CERTIFICATE:**

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE DATED DECEMBER 1976



**COUNTY RECORDER'S CERTIFICATE:**

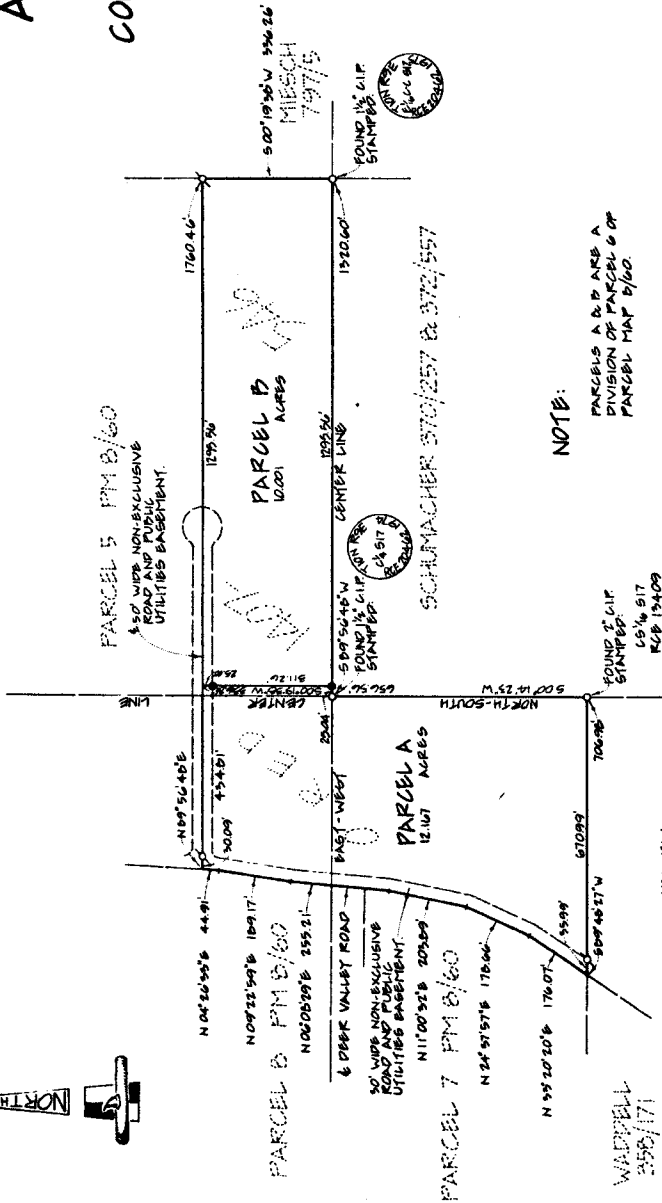
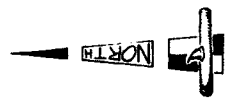
FILE THIS 1578 PAY OF Oct 1976, AT 12:22 PM, IN BOOK 22 OF PARCEL MAPS AT PAGE 177 AT THE REQUEST OF GENE E. THORNE.

DOC NO. 31474

*James W. Lawrence*  
 JAMES W. LAWRENCE  
 COUNTY RECORDER  
 COUNTY OF EL DORADO

BY: \_\_\_\_\_ DEPUTY

12-119



**NOTE:**

PARCELS A & B ARE A DIVISION OF PARCEL 6 OF PARCEL MAP B/60.

**LEGEND:**

- FOUND MONUMENT AS SHOWN.
- ◊ FOUND 1/2 CIP STAMPED FEB 1949.
- SET 1/2 CIP STAMPED FEB 20462-1976.

**REFERENCE:**

- RS 2/74
- RS 3/74
- PM 5/10
- PM 5/54
- PM B/60

RILEY  
 1022/495

WADSWELL  
 358/171

EXISTING ADJACENT PARCEL NO. 60 60 112 112

TENTATIVE PARCEL MAP, TO BE APPROVED 10-12-76

12-119

# EXHIBIT J

**PARCEL MAP**  
**A PORTION OF SECTION 17 AND**  
**THE S. 1/2 OF SECTION 8, T.10N, R.9E.**  
**COUNTY OF EL DORADO STATE OF CALIFORNIA**  
**APRIL 1975**  
**Morgan Engineering Co.**

**SECTION 8**  
**SECTION 17**

**HOLDSON ET. AL.**  
**411 / 90**

**DURFEY**  
**319 / 36**

**SANDS**  
**289 / 157**

**WADDELL**  
**358 / 171**

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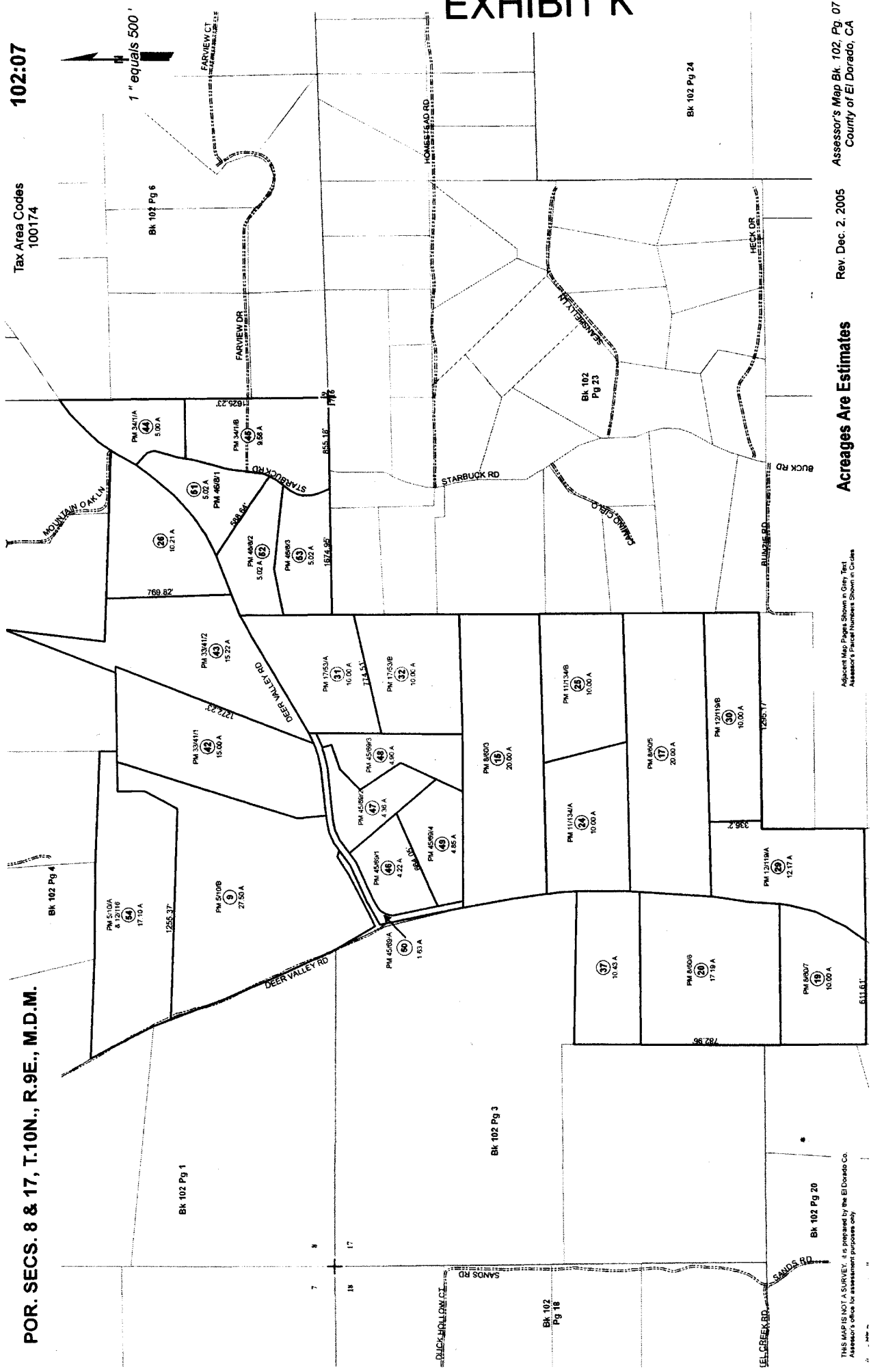
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# EXHIBIT K

102:07

Tax Area Codes  
100174

POR. SECS. 8 & 17, T.10N., R.9E., M.D.M.



Assessor's Map Bk. 102, Pg. 07  
County of El Dorado, CA

Rev. Dec. 2, 2005

Acreages Are Estimates

Adjacent Map Pages Shown in Gray Text  
Adjacent Parcel Numbers Shown in Circles

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co.  
Assessor's office for assessment purposes only.

# EXHIBIT L

September 25, 2008

CARLTON



El Dorado County Planning Department  
2850 Fairlane Court  
Placerville, CA 95667  
Attn: Aaron Mount

Re: Deer Valley Rd. - Stark  
Z07-53/P07-48  
6009-01-06 Deer Valley Rd. - Stark

To Whom It May Concern:

The purpose of this letter is to request a design waiver for the following design standards:

1) Increase dead end road length and reduction in shoulder width:

In Section III (A)(12) of the County of El Dorado "Design and Improvement Standards Manual" (EDC-DISM) it is stated that:

*"A dead-end street connecting to a County or State maintained street may exceed 500 feet in length, but not more than 2,640 feet, and only when geographic features restrict a street extension and the street will not serve more than twenty-four (24) existing or potential parcels. Dead-end streets are defined as any road originating from a County or State maintained road having two means of access. Such dead-end streets shall have a turnaround at the closed end and the following minimum widths:*

*A) Rural Subdivisions and minor land divisions - 10-foot shoulders, for a total roadway width of 40 feet. Width reductions for shoulders may be reduced by the Planning Director with a favorable recommendation from the responsible fire agency."*

We request that the requirement for 10 foot shoulders be waived for this project. Additionally, we respectfully request that the standard for "dead-end" roads set forth in the "El Dorado County Department of Forestry SRA Fire Safe Regulations" (EDC-FSR) be applied. This regulation [Section 1273.09] Dead-End Roads (a)] reads:

*"The maximum length of a dead-end road, including all dead-end road accessed from the dead-end road, shall not exceed the following cumulative lengths, regardless of the numbers of parcels served:  
...parcels zoned for 5-19.99 acres or larger --- 2640 feet"*

2) Allow Hammerhead "T" at road terminus

The County of El Dorado "Design and Improvement Standards Manual" (EDC-DISM) indicates that a cul-de-sac (EDC-DISM Std. 114) is the typical termination for dead end roads.

We request that in place of this standard, a Hammerhead "T" be allowed at the terminus of this road. The requested turn around shall be in harmony with detail 101C (Acceptable 101C Turnarounds) found in the El Dorado County - Department of Forestry SRA Fire Safe Regulations.

Required findings for the design waiver:

*A) Special Conditions*

The increase in road length for a dead end road is required to support the desired development. Steep slopes, tree canopy retention, existing drainage features and the standard of surrounding development all contribute to the requested waivers.

*B) Results of "strict application" of design standards*

While strict application of local design standards and ordinances would represent an extraordinary financial hardship for the property owner, the environmental impact is of greater concern. Wider shoulder widths would result in tremendous impact to the drainage that is crossed by two existing bridges. In addition, a great deal of oak tree canopy would be removed, resulting in a greater impact to the environment, additional mitigation and further financial burden to Ms. Stark.

If it were determined that a cul-de-sac be used at the terminus of the road, the impacts to trees and slopes listed above would also apply. Whereas, allowing the Hammerhead "T" described above will reduce grading and tree impacts by approximately fifty-percent as compared to the use of the standard cul-de-sac.

*C) Health, Safety, Convenience and welfare of the public*

Adopting this design waiver request will in no way jeopardize the future property owners, nor will it negatively impact those land owners adjoining this property. The fire safe plan that is being developed for this property will promote greater safety for the area in that existing fuel reserves will be modified and fire suppression equipment will be required.

Because of the orientation of the road, there will be ample turn-out opportunities in the event of an emergency. Thus the Hammerhead "T" will not promote an unsafe condition.

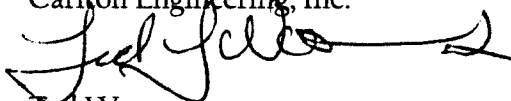
The overall impact of the additional 3 parcel to Deer Valley is negligible. Even if each parcel were to exercise its right for an additional dwelling unit (not to exceed 1,200 sqft.) the increase in ADT will increase by approximately 70 trips. This represents less than a one-percent increase when measure by the existing use of Deer Valley Road.

*D) DISM and other Local Ordinances*

Sound engineering practices, environmental concern and responsible social planning are being exercised and shall be applied throughout the design and construction of this project. As a result, neither this request, nor any other elements introduced during the continued development of this site shall in any way nullify or disregard the objectives of the EDC-DISM or other applicable ordinances.

Thank you for your consideration of this request. If during your review of this request or other elements of this project you would like further clarification of any project elements, please do not hesitate to contact us for assistance.

Sincerely,  
Carlton Engineering, Inc.



Ted Woessner  
(530) 677-5515

[twoessner@carlton-engineering.com](mailto:twoessner@carlton-engineering.com)

# EXHIBIT M

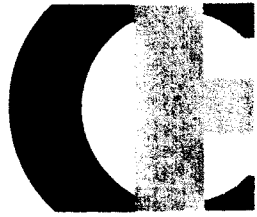
1983-2008 Celebrating 25 Years!

July 23, 2008

**Aaron Mount**  
El Dorado County Planning Services  
2850 Fairlane Court, Building 'C'  
Placerville, CA 95667

CARLTON

Engineering Inc.



**Re: Easement Abandonment**  
6009-01-06 Deer Valley Rd Tentative Map -Stark

RECEIVED  
PLANNING DEPARTMENT  
AUG 29 11 31 AM '08

Dear Aaron,

Attached is a "Map Amendment for Parcel & Subdivision Maps" application. This application is being submitted as requested in your letter dated February 27, 2008. It is understood from your letter that this application will run concurrent with those applications already in place relative to project A07-17 / Z07-53 / P07-08 and that no additional fees are being required.

The purpose of this application is to abandon the 50' wide Non-Exclusive Road & Public Utility Easement shown along a portion of the boundary line common to Parcels 5 & 6 on Parcel Map 8-60. Parcel 6 shown on this map was developed into Parcels A & B as shown on Parcel Map 12-119 (Both maps are attached for your reference). This abandonment will not detrimentally affect any of the parcels served by this easement. As shown on the attached exhibit, Parcel B of P.M. 12-119 will be accessed using the proposed road and public utility easement. This access is preferable in that developing the current easement as shown on both parcel maps referenced would require substantial grading, drainage and road improvements. These improvements represent a significant impact on existing wetland areas and would require the removal of a sizeable portion of the existing tree canopy.

Please see the attached exhibit which illustrates both the existing easement and the proposed easement. Also noteworthy is the fact that Assessor's Parcel Number 102-070-29 does not benefit from this easement. Rather, this parcel is accessed directly from Deer Valley Road.

Thank you for your consideration of this letter and the attached material. If you have additional questions, please feel free to contact me using the information listed below.

Sincerely,  
Carlton Engineering, Inc.

Ted Woessner  
twoessner@carlton-engineering.com





**EL DORADO COUNTY PLANNING SERVICES  
2850 FAIRLANE COURT  
PLACERVILLE, CA 95667**

**ENVIRONMENTAL CHECKLIST FORM  
AND DISCUSSION OF IMPACTS**

**Project Title:** A07-0017/Z07-0053/P07-0048/P76-0466-C/Stark Parcel Map

**Lead Agency Name and Address:** El Dorado County, 2850 Fairlane Court, Placerville, CA 95667

**Contact Person:** Aaron Mount, Associate Planner

**Phone Number:** (530) 621-5355

**Project Owner's Name and Address:** Lorrie Stark, 3002 Deer Valley Road, Rescue, CA 95682

**Project Engineer:** Carlton Engineering, 3883 Ponderosa Road, Shingle Springs, CA 95682

**Project Location:** On the east side of Deer Valley Road, approximately two miles north of the intersection with Green Valley Road in the Rescue area.

**Assessors Parcel No.:** 102-070-17

**Parcel Size:** 20 acres

**Zoning:** Estate Residential Ten-Acre (RE-10) **Section:** 17 **T:** 10N **R:** 9E

**General Plan Designation:** Rural Residential (RR)

**Description of Project:** The project consists of the following requests:

1. General Plan amendment from Rural Residential (RR) to Low Density Residential (LDR).
2. Zone change from Estate Residential Ten-Acre (RE-10) to Estate Residential Five-Acre (RE-5).
3. Tentative parcel map to create 4 lots 5 acres in size on a 20 acre site.
4. Request to amend Parcel Map P8-60 to remove a 50-foot non-exclusive road and public utility easement.
5. Abandonment of the existing on-site unnamed easement.
6. Design waiver requests to:
  - a. Reduction in the required 10 foot shoulder to 2 feet as required in Section III(A)(12) of the Design Improvements Standards Manual; and
  - b. Allow a hammerhead "T" turnaround at road terminus in lieu of a cul-de-sac.

**Surrounding Land Uses and Setting:**

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use (e.g., Single Family Residences, Grazing, Park, School)</u>
Site:	RE-10	RR	Single Family Residence
North:	RE-10	RR	Single Family Residences
East:	RE-5	LDR	Single Family Residences
South:	RE-10	RR	Single Family Residences/ Undeveloped
West:	RE-5	LDR	Single Family Residences

Briefly Describe the environmental setting: The project site consists of a slope that drains into Martel Creek in the Rescue area. The site is situated between 1,260 and 1,480 feet above mean sea level with slopes varying from six percent on a knoll between two channels northwest of the existing house to twenty-three percent on the west facing slope east of the existing house. Vegetation on the project site consists of three distinct communities: California annual grass land, chamise chaparral, and oak woodland.

Improvements consist of a single family residence and a driveway.

The soils on the site are gabbro-derived, classified within the Rescue Series (USDA 1974). The soil types are Rescue sandy loam (ReB and ReC), rescue very stony sandy loam (RfC and RfD), and Rescue extremely stony sandy loam eroded (RgE2). Rescue sandy loam is found in the four acres just east of Deer Valley Road and is

replaced by Rescue very stony loam over much of the remainder of the property. Rescue extremely stony sandy loam is found at the southeast corner of the property.

Four drainage channels are located on the project site. The main drainage, Martel Creek, flows southwesterly across the western portion of the project site. Martel creek is an intermittent tributary to Sweetwater Creek, which it joins about two miles northwest of the project site. Sweetwater Creek flows northwesterly another two miles to the South Fork American river arm of Folsom Lake. Channel A, an unnamed tributary to Martel Creek, flows southerly from a seasonal pond on an adjoining parcel, and joins Martel Creek near the south boundary of the project site. This tributary was flowing during site visits in June and August, 2007 by the project's biologist, but Martel Creek was dry upstream of their confluence. The remaining two channels are gullies or swales draining into Martel Creek.

**Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** El Dorado County: Department of Transportation, encroachment and grading permits

Rescue Fire Protection District and CalFire, approval of fire safe plan

County Surveyor, processing of final map

Development Services, review of mitigation measures and memo for final map

California Department of Fish and Game, streambed alteration permits

U.S. Army Corps of Engineers, 404 permits

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages. The environmental factors checked below contain mitigation measures which reduce any potential impacts to a less than significant level.

	Aesthetics		Agriculture Resources		Air Quality
X	Biological Resources		Cultural Resources		Geology/Soils
	Hazards & Hazardous Materials		Hydrology/Water Quality		Land Use/Planning
	Mineral Resources		Noise		Population/Housing
	Public Services		Recreation		Transportation/Traffic
	Utilities/Service Systems		Mandatory Findings of Significance		

**DETERMINATION**

**On the basis of this initial evaluation:**

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by mitigation measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION**, pursuant to applicable standards; and b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: Aaron Mount, Associate Planner For: El Dorado County

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: Pierre Rivas, Principal Planner For: El Dorado County

## **PROJECT DESCRIPTION**

### **Introduction**

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from the proposed residential project. The project would allow the creation of fifteen residential parcels.

### **Project Location and Surrounding Land Uses**

The project site is located within the Rescue Area. The project site is surrounded by existing and undeveloped residential parcels.

### **Project Characteristics**

The project would create 4 residential parcels. An interior road would be constructed within the project area for internal circulation and access onto Deer Valley Road.

#### **1. Transportation/Circulation/Parking**

Access to the project parcel would be provided from an access easement to Deer Valley Road, which is a County maintained road. The project would include the extension of the access roadway through the parcel to the south that would provide replace access provided by an undeveloped easement. The project would create 4 residential lots, which would require two parking spaces per parcel. Parking for each parcel would be provided when residences are developed. No impacts to parking would occur as part of the project.

#### **2. Utilities and Infrastructure**

The project site currently contains a single family residence. The project proposes water supply to be from private wells and sewage disposal to be by individual septic systems.

#### **3. Population**

The project would not add significantly to the population in the vicinity.

#### **4. Construction Considerations**

Construction of the project would consist of on -site road improvements.

The project applicant would be required to obtain permits for grading from the Department of Transportation and obtain an approved Fugitive Dust Plan from the Air Quality Management District.

### **Project Schedule and Approvals**

This Initial Study is being circulated for public and agency review for a 35-day period. Written comments on the Initial Study should be submitted to the project planner indicated in the Summary section, above.

Following the close of the written comment period, the Initial Study would be considered by the Lead Agency in a public meeting and would be certified if it is determined to be in compliance with CEQA. The Lead Agency would also determine whether to approve the project.

## **EVALUATION OF ENVIRONMENTAL IMPACTS**

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like

- the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
  3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
  4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
  5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
    - a. Earlier Analysis Used. Identify and state where they are available for review.
    - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
  6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
  7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
  8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
  9. The explanation of each issue should identify:
    - a. the significance criteria or threshold, if any, used to evaluate each question; and
    - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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**ENVIRONMENTAL IMPACTS**

<b>I. AESTHETICS. <i>Would the project:</i></b>			
a. Have a substantial adverse effect on a scenic vista?			X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X
c. Substantially degrade the existing visual character or quality of the site and its surroundings?			X
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X

**Discussion:** A substantial adverse effect to Visual Resources would result in the introduction of physical features that are not characteristic of the surrounding development, substantially change the natural landscape, or obstruct an identified public scenic vista.

- a) No identified public scenic vistas or designated scenic highway would be affected by this project. There would be no impact.
- b) The project is not located along a defined State Scenic Highway corridor and would not impact scenic resources in such corridors including, but not limited to, trees, rock outcroppings, and historic resources based on the location of the project. There would be no impact.
- c) The proposed project would not substantially degrade the visual character or quality of the site and its surroundings. The property would continue to provide the natural visual character and quality that currently exists by proposing a 5 acre parcel size. There would be no impact.
- d) This four-parcel division of land subdivides a parcel with existing residences and would not create substantial light or glare affecting day or nighttime views in the area. There would be no impact.

**Finding:** No impacts are proposed to aesthetic or visual resources as part of this project. There would be no impact.

<b>II. AGRICULTURE RESOURCES. <i>Would the project:</i></b>			
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?			X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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**Discussion:** A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
  - The amount of agricultural land in the County is substantially reduced; or
  - Agricultural uses are subjected to impacts from adjacent incompatible land uses.
- a) There would be no conversion of choice agricultural lands to nonagricultural lands and there is no impairment of agricultural productivity of agricultural lands with this project. The project is located within an established single-family residential neighborhood and all adjacent parcels are designated for single-family residential development. There would be no impact.
  - b) This project would not reduce available agricultural lands. There is no conflict with existing zoning for agricultural use, or a Williamson Act Contract. There would be no impact.
  - c) There will be no conversion of existing agricultural farmlands to non-agricultural uses and there are no other changes that could affect an agricultural designation for non-agricultural use. There would be no impact.

**Finding:** This project would have no impact on agricultural lands and will not impact properties subject to a Williamson Act Contract. For the 'Agriculture' category, the tentative parcel map would have no impact.

III. AIR QUALITY. <i>Would the project:</i>			
a. Conflict with or obstruct implementation of the applicable air quality plan?			X
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X
d. Expose sensitive receptors to substantial pollutant concentrations?			X
e. Create objectionable odors affecting a substantial number of people?			X

**Discussion:** A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No<sub>x</sub> will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
- Emissions of PM<sub>10</sub>, CO, SO<sub>2</sub> and No<sub>x</sub>, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a) The El Dorado County/California Clean Air Act Plan has set a schedule for implementing and funding Transportation Control Measures to limit mobile source emissions. The proposed project would not conflict with or obstruct the implementation of this plan. Impacts would be less than significant.
- b, c) Currently, El Dorado County is classed as being in "severe non-attainment" status for Federal and State ambient air quality standards for ozone (O<sub>3</sub>). Additionally, the County is classified as being in "non-attainment" status for particulate matter (PM<sub>10</sub>) under the State's standards. The California Clean Air Act of 1988 requires the County's air pollution control program to meet the State's ambient air quality standards. The El Dorado County Air Pollution Control District (EDCAPCD) administers standard practices for stationary and point source air pollution control. Projected related air quality impacts are divided into two categories:

Short-term impacts related to construction activities; and  
 Long-term impacts related to the project operation.

Short-term, superficial, minor grading and excavation activities that could be associated with the finish grading to the existing roadway, but that type of construction typically would only last a few days and intermittently at that.

Mobile emission sources such as automobiles, trucks, buses, and other internal combustion vehicles are responsible for more than 70 percent of the air pollution within the County, and more than one-half of California's air pollution. In addition to pollution generated by mobile emissions sources, additional vehicle emission pollutants are carried into the western slope portion of El Dorado County from the greater Sacramento metropolitan area by prevailing winds. Future grading would potentially emit minor, temporary and intermittent criteria air pollutant emissions from vehicle exhaust and would be subject to El Dorado County Air Pollution Control District standards at that time. The proposed parcels are not located in an asbestos review area. Impacts would be less than significant

- d) The El Dorado County AQMD reviewed the project and identified that no sensitive receptors exist in the area and found that no such receptors will be affected by this project. Impacts would be less than significant.
- e) Residential development is not classified as an odor generating facility within Table 3.1 of the El Dorado County AQMD CEQA Guide. The parcel map would create a less than significant impact onto the environment from odors.

**Finding:** Standard County conditions of approval have been included as part of the project permit to maintain a less than significant level of impact in the 'Air Quality' category. Impacts would be less than significant.

<b>IV. BIOLOGICAL RESOURCES. <i>Would the project:</i></b>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or		X		



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>IV. BIOLOGICAL RESOURCES. <i>Would the project:</i></b>				
by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X		
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X		
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

**Discussion:** A substantial adverse effect on Biological Resources would occur if the implementation of the project would:

- Substantially reduce or diminish habitat for native fish, wildlife or plants;
- Cause a fish or wildlife population to drop below self-sustaining levels;
- Threaten to eliminate a native plant or animal community;
- Reduce the number or restrict the range of a rare or endangered plant or animal;
- Substantially affect a rare or endangered species of animal or plant or the habitat of the species; or
- Interfere substantially with the movement of any resident or migratory fish or wildlife species.

a) The project proposes no impacts to any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. A *Biological Resource Evaluation for Assessor's Parcel Number 102-070-17* was prepared by Ruth Wilson on August, 2007. The study concluded that the project site contains no special status species or raptor nests were observed in field surveys of the project site. The project is located within rare plant Mitigation Area 1 and in lieu fees for single-family residential development were previously assessed for the existing residential development and would be assessed for any future residential development. Impacts would be less than significant.

b & c)

**Potential Jurisdictional Waters of the U.S.** The site supports potentially jurisdictional waters of the U.S. These areas are likely regulated by the U.S. Army Corps of Engineers (Corps), California Department of Fish and Game, and the El Dorado County General Plan. As stated in Policy 7.3.3.4 of the General Plan, El Dorado County requires a 100-foot setback from all perennial streams, rivers, and lakes and a 50-foot setback from all intermittent streams and wetlands (El Dorado County 2004). The subject site is in the South Fork American river watershed. Four drainage channels are located on the project site. The main drainage, Martel Creek, flows southwesterly across the western portion of the project site. Martel creek is an intermittent tributary to Sweetwater Creek, which it joins about two miles northwest of the project site. Sweetwater Creek flows northwesterly another two miles to the South Fork American River arm of Folsom Lake. Channel A, an unnamed tributary to Martel Creek, flows southerly from a seasonal pond on an adjoining

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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parcel, and joins Martel Creek near the south boundary of the project site. This tributary was flowing during site visits in June and August, 2007 by the project's biologist, but Martel Creek was dry upstream of their confluence. The remaining two channels, Channels Band C, are gullies or swales draining into Martel Creek and are not potentially jurisdictional.

Impacts are related to development of the on-site road. Currently a driveway crosses Channels A, C, and Martel Creek and was developed to a driveway standard of one lane. There would be no impact to Channel B. The On-site road will follow the driveway but will be developed to a width of 24 feet and therefore the stream crossings will need to be widened.

The applicants submitted as part of the biological report a wetland delineation following guidelines as defined by the U.S. Army Corps of Engineers 1987 Wetland Delineation Manual. In order to assure that wetland impacts are mitigated to a level that is less than significant, the following mitigation measures are recommended in order to bring potential impacts to wetland features to a less than significant level for all potential infrastructure improvements that would occur with this proposal:

1. **[MM Bio 1].** *Prior to disturbance of any waters of the United States including any wetland features, a wetland delineation study for the project site shall be submitted to the Corps for their verification and approval. If fill of any potential waters of the U.S are anticipated, the appropriate Corps 404 permit must be obtained prior to the fill activity occurring. The appropriate terms of mitigation including the wetland acreage to be mitigated for would be defined in the issued Corps permit. Any waters of the U.S. that would be lost or disturbed should be replaced or rehabilitated at a "no-net-loss" basis in accordance with the Corps' mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement should be at a location and by methods agreeable to the Corps. Wetland mitigation for this project shall be required. Mitigation may include the purchase of mitigation credits from an approved wetland mitigation bank at an appropriate ratio for each acre of wetland /waters proposed to be impacted as determined by the Corps of Engineers.*

**Monitoring:** *The applicant shall provide a copy of the approved 404 permit and Corps of Engineer's approved mitigation purchase documentation of mitigation credits, if required, to Planning Services prior to issuance of the grading permit. If no permits are required by the Corps, a letter from the Corps shall be provided to Planning Services stating that no permit shall be required for this project prior to issuance of any grading permits.*

2. **[MM Bio 2].** *A Streambed Alteration Agreement shall be obtained from California Department of Fish and Game, if applicable, pursuant to Section 1602 of the California Fish and Game Code, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of any stream on the site. Appropriate mitigation measures would be developed in coordination with California Department of Fish and Game in the context of the 1602 agreement process. Authorization prior to placement of any fill is required from the Corps of Engineers if any impacts are proposed to jurisdictional riparian habitat. This authorization may require mitigation as deemed necessary by the Corps of Engineers.*

**Monitoring:** *The applicant shall provide a copy of the approved 1602 permit, if required, to Planning Services prior to issuance of the grading permit. If no permits are required by the California Department of Fish and Game, a letter from Fish and Game shall be provided to Planning Services stating that no permit shall be required for this project prior to issuance of any grading permits.*

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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There is the potential that construction activities associated with the development of this project may indirectly impact the potential waters of the U.S. that occur onsite from runoff during construction. If indirect impacts have the potential to occur during construction activities, additional measures may be required to maintain water quality standards of the waterways. The following mitigation measures are to be implemented in order to reduce the impacts to potential waters of the U.S to a less than significant level:

3. **[MM Bio 3].** *The applicant shall determine if a 404 permit is required for the proposed project, water quality concerns during construction would be addressed in a required Section 401 water quality certification by the Regional Water Quality Control Board. A Storm Water Pollution Prevention Program (SWPPP) would be required during construction activities in conjunction with the 401 water quality certification. SWPPPs are required in issuance of a National Pollutant Discharge Elimination System (NPDES) construction discharge permit by the U.S. Environmental Protection Agency. Implementation of Best Management Practices (BMPs) during construction is standard in most SWPPPs and water quality certifications. Examples of BMPs include stockpiling of debris away from regulated wetlands and waterways; immediate removal of debris piles from the site during the rainy season; use of silt fencing and construction fencing around regulated waterways; use of drip pans under work vehicles; and containment of fuel waste throughout the site during construction.*

**Monitoring:** *The applicant shall provide a copy of the approved 401 permit, if required, to Planning Services prior to issuance of the grading permit. If no permits are required by the Regional Water Quality Control Board, a letter from Regional Water Quality Control Board shall be provided to Planning Services stating that no permit shall be required for this project prior to issuance of any grading permits.*

In addition to the mitigations, the County requires that pre- and post construction Best Management Practices (BMPs) be implemented into the design of grading and improvement plans to reduce or eliminate run-off. Such BMPs would be required to meet the County's Storm Water Mitigation Plan (SWMP), the state's Storm Water Pollution and Prevention Program (SWPPP) criteria, and the National Pollutant Discharge Elimination Systems (NPDES) standards. As conditioned, mitigated and with strict adherence to applicable County Code, impacts in this category would be reduced below a level of significant.

- d) Review of the Planning Services GIS Deer Ranges Map (January 2002) indicates that there are no mapped deer migration corridors within the project site. The proposal would not create excessive uses that would significantly interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites as there are existing residences on both proposed parcels. Impacts would be less than significant.
- e) The project would be consistent with General Plan Policy 7.4.4.4 concerning oak tree canopy. Existing project oak tree canopy coverage is estimated at 45 percent. Under General Plan Policy 7.4.4.4, Option A, 80 percent of the existing canopy must be retained. After road and driveway construction the project would retain 95 percent of the oak tree canopy at the site consistent with General Plan Policy 7.4.4.4, Option A. Future development of the proposed lots would have the option of complying with either Option A or Option B of Policy 7.4.4.4 in accordance with the El Dorado County Oak Woodland Management Plan. Impacts would be less than significant.

General Plan Policy 7.3.3.4 provides buffers and special setbacks for the protection of riparian areas and wetlands. The following mitigation has been included to ensure consistency with this policy and future avoidance of the riparian features on the project site:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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4. **[MM Bio 4].** A 50-foot setback line shall be recorded on the final map that begins at all high-water marks or the outer boundary of any adjacent wetlands along Martel Creek and all other intermittent streams as determined by the submitted wetlands delineation and shown on the tentative map. No development shall occur within the setback area. No proposed lot boundary lines shall infringe on said setback lines. The identification shall be made on the final map, Site Plan Review, grading and building plans where applicable. [MM Bio 2].

**Monitoring:** Prior to filing of final map, Site Plan Review (SPR), grading and/or building plan approval, Planning Services shall verify that the identification has been made on the final map, Site Plan Review, grading and building plans where applicable.

- f) The project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan. Impacts would be less than significant.

**Finding:** There would be a less than significant impact to listed local, state, or federal biological resources with this project. There would be less than significant impacts to recognized or defined jurisdictional waters of the US, wetlands, or watercourses with incorporation of the mitigation measures. Appropriate buffers and project conditions to address surface run-off by incorporating proper BMPs will ensure the drainage channel would not significantly be affected by this project. There would be no significant impacts to biological resources, oak trees and/or oak woodland tree canopy. As such, the impacts in the 'Biological Resources' category would be less than significant for this project.

V. CULTURAL RESOURCES. <i>Would the project:</i>				
a.	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			X
b.	Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?			X
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X
d.	Disturb any human remains, including those interred outside of formal cemeteries?			X

**Discussion:** In general, significant impacts are those that diminish the integrity, research potential, or other characteristics that make a historical or cultural resource significant or important. A substantial adverse effect on Cultural Resources would occur if the implementation of the project would:

- Disrupt, alter, or adversely affect a prehistoric or historic archaeological site or a property or historic or cultural significant to a community or ethnic or social group; or a paleontological site except as a part of a scientific study;
- Affect a landmark of cultural/historical importance;
- Conflict with established recreational, educational, religious or scientific uses of the area; or
- Conflict with adopted environmental plans and goals of the community where it is located.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- a, b) The applicant submitted a "Cultural Resource Study" prepared by Historic Resource Associates, dated June 2007 that reported there were no significant prehistoric and historic-period cultural resources sites, artifacts, historic buildings, structures or objects found. Because of the possibility in the future that ground disturbances could discover significant cultural resources, the following standard condition is required:

*In the event of the discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. The Planning Services shall review the grading plans prior to the issuance of a grading permit, to ensure that this notation has been placed on the grading plans.*

**Finding:** This site is located outside of a designated cemetery and the potential to find historic, archaeological, prehistoric, and/or human remains is not likely. By implementing typical discovery procedures as conditions in the project permit, any chance of an accidental discovery would be accounted for during grading and/or improvement activities and impacts to the 'Cultural Resources' category would be less than significant.

<b>VI. GEOLOGY AND SOILS. Would the project:</b>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			<b>X</b>	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			<b>X</b>	
ii) Strong seismic ground shaking?			<b>X</b>	
iii) Seismic-related ground failure, including liquefaction?			<b>X</b>	
iv) Landslides?			<b>X</b>	
b. Result in substantial soil erosion or the loss of topsoil?			<b>X</b>	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			<b>X</b>	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			<b>X</b>	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			<b>X</b>	

**Discussion:** A substantial adverse effect on Geologic Resources would occur if the implementation of the project would:

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- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
  - Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
  - Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.
- a) There are no Earthquake Fault Zones subject to the Alquist-Priolo Earthquake Fault Zoning Act (formerly Special Studies Zone Act) in El Dorado County. No other active or potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur. There would be no impact related to fault rupture. There are no known faults on the project site; however, the project site is located in a region of the Sierra Nevada foothills where numerous faults have been mapped. All other faults in the County, including those closest to the project site are considered inactive. (California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001). Impacts would be less than significant.
- b & c) **Soil Erosion and loss of topsoil.** All grading activities exceeding 50 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the *County of El Dorado - Grading, Erosion, and Sediment Control Ordinance* Adopted by the County of El Dorado Board of Supervisors, 3-13-07 (Ordinance #4719). This ordinance is designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and ensure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan. During future site grading and construction of foundations and other site improvements, there is potential for erosion, changes in topography, and unstable soil conditions. The issuance of a grading permit would address potential impacts. Impacts would be less than significant.
- d) **Expansive soils** are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. Pursuant to the U.S.D.A. Soil Report for El Dorado County, the site is located on Rescue sandy loam (ReB and ReC), Rescue very stony loam (RfC and RfD), and Rescue extremely stony sandy loam eroded (RgE2) which have a low to moderate shrink swell capacity. Table 18-1-B of the Uniform Building Code establishes a numerical expansion index for soil types ranging from very low to very high. Impacts would be less than significant.
- f) The applicant submitted a wastewater disposal study for individual septic systems which was approved by Environmental Health. The Environmental Management Health Division would review specific septic designs that accompany future development plans, including potential second-residential units on all parcels, to ensure that the final septic disposal design meets County standards. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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**Finding:** Based on the review of information about the on-site soil conditions, a less than significant level of impact would result from any geological or seismic conditions that could have the potential to affect this property. Review of grading, building, and/or construction plans would include grading design and shall address BMPs and UBC Seismic IV construction standards in order to address any potential impacts in the 'Geology and Soils' category. As such, impacts within this category would be less than significant.

<b>VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i></b>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

**Discussion:** A substantial adverse effect due to Hazards or Hazardous Materials would occur if implementation of the project would:

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
- Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
- Expose people to safety hazards as a result of former on-site mining operations.

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- a) Any hazardous materials used at the project site would need to comply with the *El Dorado County Hazardous Waste Management Plan*. This site and related future residential project would not be expected to include hazardous materials in the future construction or development of the new parcels. There would be no impacts.
- b) No significant amount of hazardous materials would be used for the project. The project would not result in any reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. There would be no impacts.
- c) As proposed, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. There are no schools located within the quarter mile radius. There would be no impacts.
- d) The project site has not been identified on any list that has been compiled pursuant to California Government Code 65962.5 which identifies hazardous material sites near this project site. There will be no impact from hazardous material at this location. There would be no impacts.
- d) *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the property is not located within two miles of a public airport. The project would not be subject to any land use limitations contained within any adopted Comprehensive Land Use Plan and would be no impacts to the project site resulting from public airport operations that includes continued over-flight of aircraft near the site. There would be no impacts.
- e) *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the project site is not located within two miles of a privately owned airstrip. As such, there would be no significant safety hazard resulting from private airport operations and aircraft overflights in the vicinity of the project site. There would be no impacts.
- f) The proposed project would not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the County. This is based on the location of the nearest fire station, availability of multiple access points to the project site, availability of water for fire suppression and provisions within the County emergency response plan. The County emergency response plan is overseen by the County Sheriff's Department. There would be no impacts.
- g) The Rescue Fire Protection District reviewed the project and found that the project, with the recommended conditions implemented, would not expose people to a significant risk of loss, injury or death involving wildland fires or wildland fires adjacent to or located in an urbanized area. The project would be conditioned to submit a fire safe plan for review and approval prior to filing of the map. Impacts would be less than significant.

**Finding:** The proposed project would not expose people and property to hazards associated with the use, storage, transport and disposal of hazardous materials, and/or would not expose people and property to risks associated with wildland fires. For the 'Hazards and Hazardous Materials' category, as conditioned, any potential impacts experienced by this project would be less than significant.



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
a. Violate any water quality standards or waste discharge requirements?			X
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			X
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X
f. Otherwise substantially degrade water quality?			X
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X
j. Inundation by seiche, tsunami, or mudflow?			X

**Discussion:** A substantial adverse effect on Hydrology and Water Quality would occur if the implementation of the project would:

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
- Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
- Substantially interfere with groundwater recharge;
- Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
- Cause degradation of groundwater quality in the vicinity of the project site.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- a) Any grading or improvement plans for this project would be reviewed by the El Dorado County Department of Transportation engineering staff, as well as Development Services staff to ensure that such plans are prepared to conform to County of El Dorado *Design and Improvement Standards Manual*, the *Grading and Erosion and Sediment Control Ordinance*, the *Drainage Manual*, and the *Off-Street Parking and Loading Ordinance*. All stormwater and sediment control methods must meet the *Grading, Erosion and Sediment Control Ordinance*. The project would be required to provide pre- and post- construction BMPs for run-off prior to the approval of grading, improvement and/or building activities. Staff would require that any such BMPs meet County standards which include RWQCB standards for run-off. Impacts would be less than significant.
- b) The site currently has a permitted existing well which has been tested for this project. As such, there is no evidence that the project would substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. Impacts would be less than significant.
- c) The purpose of the erosion control program is to limit stormwater runoff and discharge from a site. The Regional Water Quality Control Board has established specific water quality objectives, and any project not meeting those objectives is required to apply for a Waste Discharge Permit. Compliance with an approved erosion control plan will reduce erosion and siltation on and off site. A grading permit through either Development Services or El Dorado County Department of Transportation would be required for any future development to address grading, erosion and sediment control. The site improvement permit required for the road improvements will be reviewed for compliance. Impacts would be less than significant.
- d) The proposed project encompasses 20 acres. The rate of surface runoff from development will be minimized through the application review process; there would be a less than significant impact from the current proposal's road improvements and future impervious surfaces created with development on the new parcels. Impacts would be less than significant.
- e) There would be insignificant impacts from stormwater runoff directly caused by the approval of this application request and minor road improvements. Impacts would be less than significant.
- f) Wastewater and stormwater runoff from any future potential development would be analyzed further to assure water quality protection standards have been established. The parcel map request would not involve major physical changes to the environment. Impacts will be less than significant impact.
- g, h and i) No portion of the project would be within the limits of the floodplain, as identified on the Flood Insurance Rate map. Therefore, no flooding impacts are expected. There would be no impact.
- j) A seiche is a water wave within an enclosed body of water such as a lake or reservoir usually generated by an earthquake or landslide. A tsunami is a wave generated from earthquake activity on the ocean floor. The potential for a seiche or tsunami would be considered less than significant because the project site is not located within the vicinity of a water body. A mudflow usually contains heterogeneous materials lubricated with large amounts of water often resulting from a dam failure or failure along an old stream course. There would be no potential impact from mudflow because the project site is not located within the vicinity of a dam or other water body. There would be no impact.

**Finding:** Any future development plans submitted for a building and/or grading permit would be analyzed to address erosion and sediment control. No significant hydrological impacts would occur with the project. For this "Hydrology" category, impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>IX. LAND USE PLANNING. <i>Would the project:</i></b>			
a. Physically divide an established community?			X
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?			X

**Discussion:** A substantial adverse effect on Land Use would occur if the implementation of the project would:

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
  - Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
  - Result in conversion of undeveloped open space to more intensive land uses;
  - Result in a use substantially incompatible with the existing surrounding land uses; or
  - Conflict with adopted environmental plans, policies, and goals of the community.
- a) The project would not result in the physical division of an established community. As proposed, the project is compatible with the surrounding residential land uses and would not create land use conflicts with surrounding properties. Impacts would be less than significant.
- b) As proposed, the project would be consistent with specific, fundamental, and mandatory land use goals, objectives, and policies of the adopted General Plan. The proposed General Plan Amendment from RR to LDR is consistent with all other applicable policies of the General Plan including 2.2.1.2 and 2.2.5.21 concerning the project's land use compatibility with adjacent residential development lot sizes and overall project density. The current General Plan land use designation would permit a maximum density of two lots at the subject site and the proposed General plan amendment would increase the density to four lots. The creation of the four new parcels takes into consideration the required development standards of the RE-5 zone. Any future residential development on the four new parcels would be required to be designed to meet the requirements of the El Dorado County Zoning Ordinance and local subdivision policies. All related setback areas for buildings and septic disposal areas to the man-made drainage channel and/or pond would need to be maintained at all times with the approval of this project. The project would meet the land use objectives that have been established by the County. Impacts would be less than significant.
- c) The project site is not within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any other conservation plan. This precludes the possibility of the proposed project conflicting with an adopted conservation plan. The project is subject to the adopted El Dorado County Oak Woodland Management Plan and will comply with the requirements. Impacts would be less than significant.

**Finding:** For the 'Land Use Planning' category, project related impacts associated to the tentative parcel map application would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>X. MINERAL RESOURCES. <i>Would the project:</i></b>			
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X

**Discussion:** A substantial adverse effect on Mineral Resources would occur if the implementation of the project would:

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.
- a) The project site is not mapped as being within a Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology or in the El Dorado County General Plan. There would be no impact.
- b) The western portion of El Dorado County is divided into four, 15 minute quadrangles (Folsom, Placerville, Georgetown, and Auburn) mapped by the State of California Division of Mines and Geology showing the location of Mineral and Resource Zones (MRZ). Those areas which are designated MRZ-2a contain discovered mineral deposits that have been measured or indicate reserves calculated. Land in this category has been considered to contain mineral resources of known economic importance to the County and/or State. Review of the mapped areas of the County indicates that the subject property does not contain any mineral resources of known local or statewide economic value. There would be no impact.

**Finding:** No impacts to any known mineral resources would occur as a result of the project and the 'Mineral Resources' category would not be affected.

<b>XI. NOISE. <i>Would the project result in:</i></b>			
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>XI. NOISE. Would the project result in:</b>			
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?			<b>X</b>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			<b>X</b>

**Discussion:** A substantial adverse effect due to Noise would occur if the implementation of the project would:

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
- Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
- Results in noise levels inconsistent with the performance standards contained in Table 6-1 and Table 6-2 in the El Dorado County General Plan.

a) The project is not listed under Table 6-1 of the General Plan as being a use subject to maximum allowable noise exposures from transportation source. As such, an acoustical analysis was not provided as part of the project application submittal. The creation of the four parcels for single-family residential use would not generate noise levels exceeding the performance standards contained in Tables 6-1 and 6-2 of the General Plan. Impacts would be less than significant.

b, c, d)  
 Short-term noise impacts may be associated with excavation, grading, and construction activities in the parcel vicinity. El Dorado County requires that all construction vehicles and equipment, fixed or mobile, be equipped with properly maintained and functioning mufflers. All construction and grading operations are required to comply with the noise performance standards contained in the General Plan. Noises associated with residential uses are not anticipated to increase ambient noise levels. The creation of the two parcels would require road improvements which would have a less than significant impact.

e) General Plan Policy 6.5.2.1 requires that all projects, including single-family residential development, within the 55 dB/CNEL contour of a County airport shall be evaluated against the noise guidelines and policies in the applicable Comprehensive Land Use Plan (CLUP). In this case, the project site is not located within the defined 55dB/CNEL noise contour of a County owned/operated airport facility. There would be no impact.

f) The proposed project is not located adjacent to or in the vicinity of a private airstrip. As such, the project will not be subjected to excessive noise from a private airport. There would be no impact.

**Finding:** For the 'Noise' category impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>XII. POPULATION AND HOUSING. <i>Would the project:</i></b>			
a. Induce substantial population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (i.e., through extension of roads or other infrastructure)?			X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X

**Discussion:** A substantial adverse effect on Population and Housing would occur if the implementation of the project would:

- Create substantial growth or concentration in population;
- Create a more substantial imbalance in the County’s current jobs to housing ratio; or
- Conflict with adopted goals and policies set forth in applicable planning documents.

- a) The proposed project would have a minimal growth-inducing impact. The current General Plan land use designation would permit a maximum of two lots at the subject site and the proposed General plan amendment would increase that amount to four lots. This is an increase in density from 1 dwelling unit per 10 acres to 1 dwelling unit per 5 acres. If the General Plan amendment is approved, the resultant land use pattern would leave and island of RR land use designation, however only 9 parcels would be included in this island and they would require additional discretionary approval to increase density. All future residential development such as second-residential units would be required to comply with County development standards and would pay project related impact fees. These include traffic related impacts fees, park and public facilities impacts fees, school impact fees, and other fees, as required by the County’s Building Services and affected County agencies. Any future development must meet comprehensive County policies and regulations before grading and/or building permits could be issued. The project does not include school or large scale employment centers. Impacts would be less than significant.
- b) No existing housing stock would be displaced by this project and no replacement housing will be necessary with the approval of the tentative parcel map. There would be no impact.
- c) No persons would be displaced by approving the tentative parcel map and construction of replacement housing would not be required for this project. There would be no impact.

**Finding:** The project would not displace any individuals and would not remove existing housing. The project would not directly or indirectly induce a substantial growth in population by process of a two-parcel subdivision of land. For this ‘Population and Housing’ category, impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>XIII. PUBLIC SERVICES.</b> <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>			
a. Fire protection?	X		
b. Police protection?	X		
c. Schools?	X		
d. Parks?	X		
e. Other government services?	X		

**Discussion:** A substantial adverse effect on Public Services would occur if the implementation of the project would:

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department's/District's goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
  - Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff's Department goal of one sworn officer per 1,000 residents;
  - Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
  - Place a demand for library services in excess of available resources;
  - Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
  - Be inconsistent with County adopted goals, objectives or policies.
- a) Fire Protection: The Rescue Fire Protection District currently provides fire protection services to the project area. The District was solicited for comments to determine compliance with fire standards, El Dorado County General Plan, State Fire Safe Regulations as adopted by El Dorado County and the California Uniform Fire Code. The District did not respond with any concerns that the level of service would fall below the minimum requirements as a result of the proposed parcel map. The impacts would be less than significant.
- b) Police Protection: The project site will be served by the El Dorado County Sheriff's Department with a response time depending on the location of the nearest patrol vehicle. The minimum Sheriff's Department service standard is an 8-minute response to 80% of the population within Community Regions. No specific minimum level of service or response time was established for Rural Centers and Rural Regions. The Sheriff's Department stated goal is to achieve a ratio of one sworn officer per 1,000 residents. The creation of two parcels where one currently exists would not significantly impact current Sheriff's response times to the project area. The impacts would be less than significant.
- c) Schools: The State allows school districts to directly levy fees on new residential and commercial/industrial development. These fees are collected at the time of building permit submittal and are designed to provide funds to acquire and construct additional facility space within impacted school districts. The project proposal would not directly generate the need for additional school facilities and will not impact school enrollment, as the project would not result in a dominant residential component. The impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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d) Parks: Section 16.12.090 of the County Code establishes the method to calculate the required amount of land for parkland dedication, and the in-lieu fee. Provisions to provide parkland were not included as part of the proposal in accordance with Section 16.12.090 of County Code. The project proposal would not increase the demand for parkland. The impacts would be less than significant.

e) Other Facilities: No other public facilities or services would be directly impacted by the project. The impacts would be less than significant.

**Finding:** As discussed above, no significant impacts would occur with the project either directly or indirectly. For this "Public Services" category, impacts would be less than significant.

XIV. RECREATION.			
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X

**Discussion:** A substantial adverse effect on Recreational Resources would occur if the implementation of the project would:

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.

a) By creating four parcels where one currently exists, no significant increase or effects in the use of area wide neighborhood or regional parks would be experienced by approving this project. There is no potential for a substantial physical deterioration of neighboring or regional recreational facilities. Impacts would be less than significant.

b) The project does not propose any on-site recreation facilities and is not required to construct any new facilities or expand any existing recreation facilities with the scope of this project. In lieu fees for the acquisition of parklands would be assessed during the process of the final parcel map. Impacts would be less than significant.

**Finding:** No impacts to recreation or open space would result from the project. For the 'Recreation' category, there would be a less than significant impacts.



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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<b>XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i></b>			
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X
e. Result in inadequate emergency access?			X
f. Result in inadequate parking capacity?			X
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X

**Discussion:** A substantial adverse effect on Traffic would occur if the implementation of the project would:

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
  - Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
  - Result in, or worsen, Level of Service “F” traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 5 or more units.
- a) The County Department of Transportation has determined that the project would not generate a significant level of trips to require a traffic study or mitigation. Approval of the project would result in the creation of four parcels allowing for density of a primary and secondary residential unit and supporting accessory structures on each newly created parcel. Each parcel would provide for fire safe access and would be accessible from Deer Valley Road and the on-site road. Road improvements and dedications are included and have been considered with this Initial Study. Full road improvements for the access road and encroachments are required. Impacts would be less than significant.
  - b) Approval of the General Plan amendment and tentative parcel map would accommodate the allowed density. The proposed density would not have a significant traffic and/or circulation impact to Deer Valley Road, or the surrounding road circulation system. Impacts would be less than significant.
  - c) The project would not result in a major change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- d) The project would be required to make on-site road improvements consistent with the provisions of the County's Design Improvement Standards Manual. As such, the proposed project would not include any design features, such as sharp curves or dangerous intersections, or incompatible uses that would substantially increase hazards. No traffic hazards would result from the project design. Impacts would be less than significant.
- e) The project would not result in inadequate emergency access to any potential residential structure. Any future residential project would be reviewed by El Dorado County Department of Transportation and the Rescue Fire District staff to ensure that adequate access onto Parcel 2 is provided from Post Road to meet County Fire Safe and/or Department of Transportation standards. Impacts would be less than significant.
- f) Future development would be required to meet on-site parking identified by use and the Zoning Ordinance. Section 17.18.060 regulates the parking provisions and all on-site uses would include, and identify required parking. Future requests for building permits would be reviewed for conformance with parking during the review process. There would be no impact.
- g) The proposed project would not conflict with the adopted General Plan policies, and adopted plans, or programs supporting alternative transportation. There would be no impact.

**Finding:** For the 'Transportation/Traffic' category, processing the two-parcel map would have a less than significant impact within this category. Impacts would be less than significant.

<b>XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i></b>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g. Comply with federal, state, and local statutes and regulations related to solid waste?				X

**Discussion:** A substantial adverse effect on Utilities and Service Systems would occur if the implementation of the project would:

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- Breach published national, state, or local standards relating to solid waste or litter control;
  - Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
  - Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
  - Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.
- a) No significant wastewater discharge or surface run off would result from this project. Any future residential development on the parcels would be designed to meet the County standards to include BMPs for pre- and post construction development for wastewater discharge and surface run-off. Impacts would be less than significant.
- b) No new water or wastewater treatment plants are proposed and none are required as a result of this project. There would be no impact.
- c) On-site stormwater drainage facilities may be required on the property in order to reduce run off to appropriate discharge levels. Any future request for a residential single-family unit, grading, or improvement plans would be required to show site discharge and/or run off at pre and post levels. All required drainage facilities would be built in conformance with the standards contained in the *County of El Dorado Grading and Drainage Manual*. There would be no impact.
- d) An approved well for potable water exists at the site. The project would be conditioned to ensure adequate water for fire control with the final review and approval by the Rescue Fire Protection District required prior to filing the parcel map. Impacts would be less than significant.
- e) The County's Environmental Management Department previously reviewed and approved the existing septic system and approved a wastewater disposal study for the proposed parcels. Future residential development would be reviewed by Building Services and Environmental Management during the building permit review phase to ensure that septic areas are established to County design standards. Impacts would be less than significant.
- f) In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period. This facility has more than sufficient capacity to serve the County for the next 30 years. Impacts would be less than significant.
- g) County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. On-site solid waste collection for the proposed lots would be handled through the local waste management contractor. Adequate space would be available at the site for solid waste collection. There would be no impact.

**Finding:** Impacts within the 'Utilities and Service Systems' category would remain at a less than significant level based on this tentative parcel map. Impacts would be less than significant.

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**XVII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:**

a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X		
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

**Discussion:**

- a) There is no substantial evidence contained in the project record that would indicate that this project has the potential to degrade the quality of the environment. This general plan amendment, rezone, and tentative parcel map would not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of California history or pre-history. Mitigations have been added to reduce the potentially significant impacts on riparian habitat and federally protected wetlands to a less than significant level. Any impacts from the project would be less than significant due to the design of the project and required standards that will be implemented with the process of the final parcel map and/or any required project specific improvements on or off the property and implemented mitigations.
- b) Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as "two or more individual effects, which when considered together, would be considerable or which would compound or increase other environmental impacts." Based on the analysis in this study, it has been determined that the project would have a less than significant impact based on the issue of cumulative impacts.
- c) As outlined and discussed in this document, this project proposes a less than significant chance of having project-related environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Impacts would be less than significant.

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### **SUPPORTING INFORMATION SOURCE LIST**

The following documents are available at El Dorado County Development Services Department, Planning Services in Placerville:

Biological Resources Evaluation Report for Assessors Parcel Number 102-070-17, Ruth Wilson, August, 2007.

Wastewater Disposal Study Minor Land Division for 3002 Deer Valley Road, Carlton Engineering, November, 2007.

Wetland Delineation Report for Stark Parcel Map, Ruth Wilson, August, 2007.

2004 El Dorado County General Plan A Plan for Managed Growth and Open Roads; A Plan for Quality Neighborhoods and Traffic Relief. Adopted July 19, 2004.

El Dorado County General Plan Draft Environmental Impact Report  
Volume I - Comments on Draft Environmental Impact Report  
Volume II - Response to Comment on DEIR  
Volume III - Comments on Supplement to DEIR  
Volume IV - Responses to Comments on Supplement to DEIR  
Volume V - Appendices

El Dorado County General Plan - Volume I - Goals, Objectives, and Policies

El Dorado County General Plan - Volume II - Background Information

Findings of Fact of the El Dorado County Board of Supervisors for the General Plan

El Dorado County Zoning Ordinance (Title 17 - County Code)

County of El Dorado Drainage Manual (Resolution No. 67-97, Adopted March 14, 1995)

County of El Dorado Grading, Erosion and Sediment Control Ordinance (Ordinance No. 3883, amended Ordinance Nos. 4061, 4167, 4170)

El Dorado County Design and Improvement Standards

El Dorado County Subdivision Ordinances (Title 16 - County Code)

Soil Survey of El Dorado Area, California

California Environmental Quality Act (CEQA) Statutes (Public Resources Code Section 21000, et seq.)

Title 14, California Code of Regulations, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (Section 15000, et seq.)

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US Department of the Interior, Fish and Wildlife Services 1995 National Wetland Inventory for the Placerville, California Quad.

El Dorado County Oak Woodland Management Plan, May 6, 2008.

“Cultural Resource Study” prepared by Historic Resource Associates, dated June 2007